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# Meeting Of The Committee on Zoning Landmark & Building Standards

**TUESDAY, NOVEMBER 17, 2015 AT 10:00 AM**  
**COUNCIL CHAMBERS, 2<sup>nd</sup> Floor, City Hall**

**Please Note:**

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda  
Appear in Numerical Order  
According to Ward

**NO. A-8171 (2nd WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT # O2015-6334**

**Common Address:** 1217 N Bosworth Ave  
**Applicant:** Alderman Brian Hopkins  
**Change Request:** B1-1 Neighborhood Shopping District to POS-1 Parks and Open Spaces District

**NO. A-8172 (4th WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT # O2015-6480**

**Common Address:** 4200-14 S Berkley Ave  
**Applicant:** Alderman William Burns  
**Change Request:** RM-5 Multi Unit District to B1-2 Neighborhood Shopping District

**NO. A-8163 (19th WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT # O2015-6490**

**Common Address:** 11113-25 South Kedzie Ave and 11116-32 S Kedzie Ave  
**Applicant:** Alderman Matt O' Shea  
**Change Request:** B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

**NO. A-8164 (19th WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT # O2015-6492**

**Common Address:** 11053-11045 South Kedzie Ave  
**Applicant:** Alderman Matt O' Shea  
**Change Request:** B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

**NO. A-8165 (19th WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT # O2015-6494**

**Common Address:** 11041-43 South Ridgeway Ave  
**Applicant:** Alderman Matt O' Shea  
**Change Request:** B3-1 Community Shopping District to RS2 Residential Single-Unit (Detached House)

**NO. A-8166 (19th WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT # O2015-6483**

**Common Address:** 11101-11111 S Spaulding Ave, 3238-3524 W 111th St, 11101-11111 S St. Louis Ave, 11100-11110 S Trumbull Ave, 3225-3411 W 111th St and 3455-3459 W 111th St  
**Applicant:** Alderman Matt O' Shea  
**Change Request:** B3-1 Community Shopping District and B3-2 Community Shopping District to B1-1 Neighborhood Shopping District

**NO. A-8167 (19<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT # O2015-6485**

**Common Address:** 3800-3958 West 111<sup>th</sup> Street  
**Applicant:** Alderman Matt O' Shea  
**Change Request:** C1-1 Neighborhood Commercial District and C1-2 Neighborhood Commercial District to B1-1 Neighborhood Shopping District

**NO. A-8168 (19<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT # O2015-6487**

**Common Address:** 11019-11059 S Whipple St, 11028-11058 S Whipple St, 3000-3158 W 111th St, 11049-11059 S Kedzie Ave and 11035-11059 S Albany Ave  
**Applicant:** Alderman Matt O' Shea  
**Change Request:** B3-1 Community Shopping District and B3-2 Community Shopping District to B1-1 Neighborhood Shopping District

**NO. A-8169 (19<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT # O2015-6488**

**Common Address:** 3535-3559 West 111<sup>th</sup> Street  
**Applicant:** Alderman Matt O' Shea  
**Change Request:** B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

**NO. A-8170 (19<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT # O2015-6489**

**Common Address:** 3634-3714 W 111th St, 11048-11058 S Millard Ave and 11048-11058 S Lawndale Ave  
**Applicant:** Alderman Matt O' Shea  
**Change Request:** B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

**NO. A-8173 (24<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT # O2015-6495**

**Common Address:** 3118-54 W Ogden Ave  
**Applicant:** Alderman Michael Scott Jr.  
**Change Request:** RM-5 Multi Unit District to B1-1 Neighborhood Shopping District

**NO. A-8174 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT # O2015-6503**

**Common Address:** 1901 W Jackson Boulevard  
**Applicant:** Alderman Walter Burnett  
**Change Request:** Planned Development No. 55 to B3-3 Community Shopping District

**NO. A-8175 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT # O2015-6498**

**Common Address:** 300 W Hill St  
**Applicant:** Alderman Walter Burnett  
**Change Request:** Planned Development No 136 to Planned Development 136 as approved by the City Council of Chicago on November 6, 1992

**NO. A-8176 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT # O2015-6502**

**Common Address:** 2501-33 W Warren Blvd; 16-26 North Campbell Ave  
**Applicant:** Alderman Walter Burnett  
**Change Request:** RM4.5 Residential Multi-Unit District to M1-1 Limited Manufacturing/ Business Park District

**NO. A-8177 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT # O2015-6322**

**Common Address:** West Dickens and North Clark Street (See Ordinance for specific boundaries)  
**Applicant:** Alderman Michele Smith  
**Change Request:** Institutional Planned Development No. 1093 to B1-3 Neighborhood Shopping District

**NO. A-8178 (47<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT # O2015-6504**

**Common Address:** 1800-1808 W Addison St; 3600-3628 N Lincoln Ave  
**Applicant:** Alderman Ameya Pawar  
**Change Request:** B1-1 Neighborhood Shopping District to RS3 Residential Single-Unit (Detached House) District

**NO.18506 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6396**

**Common Address:** 2835-2847 W Belden Ave  
**Applicant:** Barry Sidel  
**Owner:** 2835 W Belden LLC and Frank Nasca  
**Attorney:** Michael Ezgur  
**Change Request:** C1-2 Neighborhood Commercial District to B2-5 Neighborhood Shopping District, and B2-5 Neighborhood Shopping District to a Residential Planned Development  
**Purpose:** The Applicant proposes to construct a new 7-story building 75.0 feet in height containing 101 residential dwelling units, forty four automobile parking spaces, eighty eight bicycle parking spaces and one loading berth.

**NO.18535 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6430**

**Common Address:** 2820-2996 N Clybourn Ave, 2000-2144 W Diversey Pkwy, 2007-2141 W Diversey Pkwy, 2601-2953 N Leavitt Ave, 2800-2888 N Leavitt Ave, 2601-2769 N Hoyne Ave, 2600-2768 N Hoyne Ave, 2600-2800 N Damen Ave and 2201-2223 W Oakdale Ave

**Applicant:** Lanthrop Community Partners, LLC

**Owner:** Chicago Housing Authority

**Attorney:** DLA Piper

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District and POS-2 Parks and Open Spaces District to B2-1 Neighborhood Mixed Use District and then to a Waterway Residential Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and POS-2 Neighborhood Park. Mini-Park or Playlot District to the B2-1 Neighborhood Mixed-Use District then to a Residential-Business Planned Development to allow for the construction and renovation of approximately 1,208 residential dwelling units and 50,000 square feet of commercial and retail space containing an overall FAR of 1.2. accessory parking, and accessory and incidental uses

**NO.18484 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6375**

**Common Address:** 2328-2348 N California Ave

**Applicant:** Savoy RE Development LLC

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

**Attorney:** Katriina McGuire

**Change Request:** C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District and B2-3 Neighborhood Mixed-Use District and Residential Business Planned Development No. 1276 to Residential Business Planned Development 1276, as amended

**Purpose:** The development will include 134 residential dwelling units and approximately 9,000 square feet of commercial space. The development will have 44 parking spaces and 134 bicycle spaces The building will be 69'-6" tall.

**NO.18479 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6357**

**Common Address:** 1546-50 N Clark Street; 101-115 W North Ave; 1555-1565 N LaSalle St; 121-129 W North Ave

**Applicant:** 1546 N Clark LLC

**Owner:** 1546 N Clark LLC

**Attorney:** Katriina McGuire

**Change Request:** Residential Business Planned Development 1272 to Residential Business Planned Development 1272, as amended

**Purpose:** Sub Area "A" of Residential Business Planned Development 1272 will be developed with a 116'-6" tall (128'-6" to top of mechanical equipment) mixed use building with up to 48 residential dwelling units and 59 parking spaces.

**NO.18514 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6404**

**Common Address:** 1010-1028 N Dearborn

**Applicant:** Lexington Dearborn LLC

**Owner:** The Ruth Page Foundation; Palette and Chisel Academy of Fine Arts

**Attorney:** Mara Georges

**Change Request:** RM-5 Multi Unit District to RM-6.5 Residential Multi Unit District and then to a Residential Business Planned Development

**Purpose:** The existing building s and not-for-profit uses will remain. The zoning change will allow a new 50 dwelling unit , 365' high residential l building.

**NO.18540 (2<sup>nd</sup> 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.18502 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6393**

**Common Address:** 1320-1354 S Michigan Ave; 64-80 E 14<sup>th</sup> St

**Applicant:** SMAT, LLC

**Owner:** Please see application for list of owners

**Attorney:** John George, Schuyler Roche & Crisham PC

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

**Purpose:** The proposed zoning amendment is to plan the development of the property within a Residential Business Planned Development with Sub-Areas A, B and C. Sub-Area A is proposed to be developed with a 48 story residential building with a zoning height of 495' containing 500 units, retail space on the ground floor and 240 on-site parking spaces. The existing 1 story retail building and 7 story residential building in Sub-Area B and the 2 story bank building in sub-Area C will remain.

**NO.18522 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6414**

**Common Address:** 2109-2135 S Wabash Ave

**Applicant:** DK Acquisitions

**Owner:** Chicago Title Land Trust

**Attorney:** Katriina S. McGuire

**Change Request:** DX-5 Downtown Mixed-Use District and DX-3 Downtown Mixed Use District to DX-5 Downtown Mixed-Use District and then to a Residential Business Planned Development

**Purpose:** To redevelop the site with a proposed 256' tall building with a maximum of 275 residential dwelling units, a hotel, commercial and retail uses. A total of 103 parking spaces and 53 bicycle spaces will be provided.

**NO.18475 (4<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6353**

**Common Address:** 1136-1140 S Wabash

**Applicant:** 1136 S Wabash LLC

**Owner:** City of Chicago

**Attorney:** Rolando Acosta

**Change Request:** DX-12 Downtown Mixed Use District to a Residential Business Planned Development

**Purpose:** Development of a 25 – story 303.5 feet tall, mixed-use building, consisting of approximately 9,000 sq. ft. of ground floor retail space. 320 residential dwelling units. 151 parking spaces and one loading berth.

**NO.18503 (4<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6394**

**Common Address:** 920-1006 S Michigan Ave and 1011-1015 S Wabash Ave

**Applicant:** 1000 South Michigan Equities LLC

**Owner:** Please see application for list of owners

**Attorney:** John George, Schuyler Roche & Crisham PC

**Change Request:** DX-12 Downtown Mixed Use District and DX-16 Downtown Mixed Use District to DX-16 Downtown Mixed Use District and then to a Residential Business Planned Development

**Purpose:** to permit the construction of 86 story residential tower building with a height of 933' containing 506 dwelling units, ground floor retail space and 598 accessory parking spaces with the existing office building to remain.

**NO.18534 (4<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6429**

**Common Address:** 800 S Michigan Ave

**Applicant:** Essex Hotel Honor LLC

**Owner:** Storm Investments LLP

**Attorney:** DLA Piper

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

**Purpose:** The Applicant requests a rezoning of the subject property from the DX-16 Downtown Mixed-Use District to a Residential-Business Planned Development to allow for the historic restoration of the existing 15-story hotel building containing approximately 290 keys and the construction of a new 48- story residential building containing an overall FAR of 18.56, up to 400 dwelling units, accessory parking, commercial uses on the ground floor, and accessory and incidental uses.

**NO.18493 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6384**

**Common Address:** 111-19 S Peoria Street; 110-20 South Green Street

**Applicant:** LG Development Group LLC

**Owner:** Victor J Cacciatore Revocable Trust & Charlotte R. Cacciatore Revocable Trust

**Attorney:** Michael Ezgur

**Change Request:** DS-3 Downtown Service District to DX-5 Downtown Mixed-Use District and then to a Residential Business Planned Development

**Purpose:** Development of a nine story plus penthouse. 115 feet tall, residential building, consisting of 95 residential dwelling units. 99 parking spaces and one loading berth.

**NO.18501 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6392**

**Common Address:** 701-712 W Grand Ave

**Applicant:** Wicker Park Apartments, Inc.

**Owner:** 710 West Grand Ave

**Attorney:** Thomas Moore

**Change Request:** M2-3 Light Industry District to C1-5 Neighborhood Commercial District; and C1-5 Neighborhood Commercial District to a Residential Business Planned Development

**Purpose:** To construct a Transit Oriented Development with a 9 story building with 105 residential dwelling units, approximately 5000 square feet of retail space on the first floor with 45 parking spaces with one 10' x 30' loading berth. The height of the building will be 118' – 2"



**NO.18510 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6400**

**Common Address:** 901-921 W Weed St; 901-911 W North Ave; 1518-1576 N Fremont St.; and 900-918 W Weed St

**Applicant:** Fremont Square LLC and Weed Street III LLC .

**Owner:** Fremont Square LLC and Weed Street III LLC .

**Attorney:** John George, Schuyler Roche & Crisham PC

**Change Request:** C3-5 Commercial, Manufacturing and Employment District to C2-5 Motor Vehicle Related District and C2-5 Motor Vehicle Related District to a Residential Business Planned Development

**Purpose:** a Residential Business Planned Development with Subareas A, B and C. Sub-Area A is proposed to be developed with a 29 story residential building with a zoning height of 326' containing 407 dwelling units, with the existing 2 story retail building remain and 314 on-site parking spaces. The existing 1 story commercial / retail buildings in Sub-Areas B and C will remain.

**NO.18517 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6407**

**Common Address:** 768 N Aberdeen

**Applicant:** John Kelly

**Owner:** Chicago Title Land Trust Co.

**Attorney:** Gordon & Pikarski

**Change Request:** M1-3 Limited Manufacturing/Business Park District, RT4 Residential Two-Flat, Townhouse and Multi-Unit District, C2-3 Motor Vehicle Related Commercial District to B3-5 Community Shopping District and then to a Residential Business Planned Development

**Purpose:** The property will be improved with a mixed use building . The building will contain 190 residential dwelling units and 95 parking spaces. The project will provide 5,201 square feet of retail space on the ground floor and reach a maximum height of 167 feet .

**NO.18487 (28<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6378**

**Common Address:** 1341-1345 South Fairfield Ave

**Applicant:** Sinai Health System

**Owner:** City of Chicago

**Attorney:** David Narefsky

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5.5 Multi Unit District and then to Institutional Planned Development No. 49, as amended

**Purpose:** Hospital; Day Care; Government-operated Health Center: Wireless Communications Facilities; Accessory Uses serving principal uses located throughout the Planned Development, as amended; and Retail-Sales-General, provided that (i) such use shall be permitted only within the Ambulatory Care Center and (ii) the total square footage devoted to such uses shall not exceed 12,000 square feet in the aggregate.

**NO.18508 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6398**

**Common Address:** 1879-1885 N Milwaukee Ave

**Applicant:** LG Development Group LLC

**Owner:** Ronald Gard

**Attorney:** Michael Ezgur

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District and then to a Residential Business Planned Development

**Purpose:** Development of a 4 story. 63 feet in height, mixed-use building, consisting of 31 residential dwelling units, 8 parking spaces. 5,345 square feet of retail space and one loading berth

**NO.18511 (32<sup>nd</sup> 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.18541 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6440**

**Common Address:** 1730 W Wrightwood

**Applicant:** Broder 1730 WW LLC

**Owner:** Broder 1730 WW LLC

**Attorney:** DLA Piper

**Change Request:** M2-3 Light Industry District to RM4.5 Residential Multi-Unit District and then to a Residential Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the M2-3 Light Industry District to the RM4.5 Residential Multi-Unit District then to a Residential Planned Development, to allow construction of two approx.. 4-story residential buildings containing up to 1.7 FAR. 90 dwelling units. 90 parking spaces and accessory uses, as set forth in the enclosed project narrative and plans.

**NO.18476 (41<sup>ST</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6354**

**Common Address:** 8535 W Higgins Road

**Applicant:** Host Hotels and Resorts LP

**Owner:** Chicago Title Land Trust Company

**Attorney:** Mara Georges, Daley & Georges

**Change Request:** Business Planned Development No. 44 to Residential Business Planned Development No. 44, as amended

**Purpose:** The existing hotel use in Subarea A will remain. The planned development amendment will allow, in Subarea B, a new 230 dwelling unit, approximately 190' high residential building; retail and office space and approximately 2,400 parking spaces

**NO.18509 (42<sup>ND</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6399**

**Common Address:** 171 N Wabash Ave

**Applicant:** RZR LLC Wabash

**Owner:** Consolidated Equities III LLC

**Attorney:** John George, Schuyler Roche & Crisham PC

**Change Request:** Residential Business Planned Development No. 1116 to Residential Business Planned Development No. 1116, as amended

**Purpose:** To permit the construction of a 7 story residential building 80 feet in height containing 60 dwelling units with commercial / retail space on the ground floor.

**NO.18492 (42<sup>ND</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6383**

**Common Address:** 101-127 E Roosevelt Rd, 1209-1261 S Michigan Ave, 1305-1321 S Michigan Ave, 1337-1355 S Michigan Ave, 100-112 E 13th St, 100-130 E 14th St and 1359-1527 S Indiana Ave

**Applicant:** Central Station LLC

**Owner:** Central Station LLC

**Attorney:** John George, Schuyler Roche & Crisham PC

**Change Request:** Residential Business Planned Development No. 499, as amended to Residential Business Planned Development No. 499, as amended

**Purpose:** Technical amendment to correct the Bulk Regulation Dat- Table as to Sub-Area B and the Air Rights Elevation PD Exhibit

**NO.18536 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6431**

**Common Address:** 301-331 West Illinois Street; 440-448 North Franklin Street and 441-449 North Orleans Street

**Applicant:** See Application for list of Applicants

**Owner:** Order of Friar Servents of Mary, USA Province, INC.

**Attorney:** DLA Piper

**Change Request:** DX-5 Downtown Mixed-Use District to a Residential Business Institutional Planned Development

**Purpose:** The proposed amendment will allow development of an approximately 24-story residential tower With approximately 245 dwelling units, approximately 3,125 square feet of ground floor retail and commercial space, and approximately 109 enclosed parking stalls. The amendment would also allow for the 1 -2 story vertical expansion of the existing priory building, and enhancements to the existing gardens. The existing church would remain.

**NO.18537 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6434**

**Common Address:** 201-223 West Hubbard Street; 412-420 North Wells Street

**Applicant:** 215 W Hubbard LLC

**Owner:** Chicago Transit Authority; Design Studio LLC

**Attorney:** DLA Piper

**Change Request:** Residential Business Planned Development No. 1281 to Residential Business Planned Development No. 1281, as amended

**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 construction of a +/- 152' office building and +/- 270' residential building containing an overall FAR of 10.15. up to 195 dwelling units, accessory parking, approximately 9,798 square feet of commercial uses on the ground floor, and accessory and incidental uses

**NO.18505 (46<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6395**

**Common Address:** 3817-45 N Broadway; 731-735 W Sheridan Road

**Applicant:** 3817-45 N Broadway Inc

**Owner:** 3817-45 N Broadway Inc

**Attorney:** Thomas Moore

**Change Request:** B3-5 Community Shopping District, B1-2 Neighborhood Shopping District, B3-2 Community Shopping District, and B1-5 Neighborhood Shopping District to B3-5 Community Shopping District; and B3-5 Community Shopping District to a Residential Business Planned Development

**Purpose:** To build an eight story (102' -4" in height) building, with 17,425 sq. ft. of commercial retail space on the 1<sup>st</sup> floor, 12,060 sq. ft of office space and 15 residential dwelling units on the 2<sup>nd</sup> floor, and 110 residential dwelling units on the 3<sup>rd</sup> through 8<sup>th</sup> floors with 125 indoor parking spaces and 4 handicapped parking spaces, 80 bicycle parking spaces and two 10' x 25' loading berths.

**NO.18538 (46<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6436**

**Common Address:** 943-957 W Wilson Street and 4545-4557 N Sheridan Road

**Applicant:** Sheridan 4557 LLC

**Owner:** Sheridan 4557 LLC

**Attorney:** DLA Piper

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

**Purpose:** The Applicant requests a rezoning of the subject property from the B3-2 Community Shopping District and the B3-5 Community Shopping District then to a Residential-Business Planned Development to allow the construction of a new 7-story mixed-use residential and commercial building containing an overall FAR of 5.0. up to 138 dwelling units, accessory parking, commercial uses on the ground floor, and accessory and incidental uses

**NO.18539 (46<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6438**

**Common Address:** 1038-1054 W Wilson; 4600-4608 N Kenmore; 4600-4612 N Winthrop

**Applicant:** Halsted Commons LLC

**Owner:** Halsted Commons LLC

**Attorney:** DLA Piper

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

**Purpose:** The Applicant requests a rezoning of the subject property from the B3-2 Community Shopping District to the B3-5 Community Shopping District, then to a Residential-Business Planned Development to allow for the historic restoration of an existing 2-story commercial building and construction of a new 7-story mixed-use residential and commercial building containing an overall FAR of 5.0. up to 102 dwelling units, accessory parking, commercial uses on the ground floor, and accessory and incidental use