

**DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
FEBRUARY 22, 2018**

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OFFICE OF THE
CITY CLERK

NO. A-8359 (47th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT NO. O2017-7893

Common Address 3720-3722 N Ashland Ave

Applicant Alderman Ameya Pawar

Change Request To classify as a Pedestrian Street

NO. TAD-565 (47th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT NO. O2017-8243

Amendment of Municipal Code Sections 17-3-0503-D by reclassifying a segment of N Ashland Ave as a Pedestrian Street

NO. 19487 (1st WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-9010

Common Address: 1702 N Washtenaw Ave

Applicant: Washtenaw Dev LLC

Owner: Washtenaw Dev LLC

Attorney: Law Office of Mark J Kupiec

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To demolish the existing building and build a new 3 story 3 dwelling unit residential building; 3 parking spaces; no commercial space; 3 story, height 38 feet

NO. 19048 (2nd WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT #O2016-8617

Common Address: 609-57 W North Ave/ 1542-60 N Ogden Ave

Applicant: WORP 601 WNA LLC

Owner: F&S Plaza Limited Partnership

Attorney: Michael Ezgur

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

Purpose: The Applicant proposes to construct a new 14 story, mixed-use building, with a height of 200 feet, consisting of approximately 30,000 square feet of ground floor commercial space, 365 residential dwelling units, 188 automobile parking spaces, 188 bicycle parking spaces and 2 loading berths

NO. 19415 (24th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7360

Common Address: 4700 W Harrison St

Applicant: Beulah Auto Inc

Owner: Petro G Boulahanis

Attorney: Sean Mulroney

Change Request: M1-2 Limited Manufacturing/ Business Park District to M2-1 Light Industry District

Purpose: Auto repair garage with used car sales

NO. 19358 (26th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6189

Common Address: 1617 N Spaulding

Applicant: Arthur Kiwacz

Owner: Arthur Kiwacz

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-4.5 Residential Multi Unit District

Purpose: The Property will be used for 6 residential dwelling units with 6 parking The property will be use spaces, no commercial space

NO. 19481 (26TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-9002

Common Address: 517-519 N Claremont

Applicant: CSS Capitol LLC

Owner: CSS Capitol LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: to permit a proposed three story residential building that will contain five (5) dwelling units

NO. 19374 (27TH WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6218

Common Address: 1114-1128 W Chicago 800-818 N Milwaukee Ave

Applicant: 1505 Milwaukee LLC

Owner: See application for owner

Attorney: Katie Jahnke Dale

Change Request: C1-2 Neighborhood Commercial District to C1-5 Neighborhood Commercial District and then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the C1-2 Neighborhood Commercial District to the C1-5 Neighborhood Commercial District then to a Residential-Business Planned Development to permit the construction of a 7-story building containing up to 106 residential units, 18 parking spaces and ground floor commercial uses.

NO. 19473 (27TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8982

Common Address: 158-182 N Green St; 833-857 W Lake St; 163-185 N Peoria

Applicant: Bridgford Foods Corporation

Owner: Bridgford Foods Corporation

Attorney: Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP

Change Request: Residential Business Planned Development No. 1354 to Residential Business Planned Development No. 1354, as amended

Purpose: The Applicant requests a rezoning of the subject property from PD 1354 to PD 1354, as amended in order to allow for the removal of the portion of property that was previously intended to be a 5-story office building. No changes are proposed to the intended development of the property on the west side of North Green Street that will remain PD 1354.

NO. 19474 (27TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8983

Common Address: 159-185 N Green St; 801-813/821-825 W Lake St;
162-184 N Halsted

Applicant: Spectre Partners LLC

Owner: see application for list of owners

Attorney: Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP

Change Request: C3-1 Commercial, Manufacturing and Employment District, DX-5 Downtown Mixed Use District and Residential Business Planned Development NO. 1354 to a DX-7 Downtown Mixed Use District and DX-7 Downtown Mixed Use District to Residential Business Planned Development No. 1354, as amended

Purpose: The Applicant requests a rezoning of the subject property from the C3-1 Commercial, Manufacturing and Employment District, DX-5 Downtown Mixed-Use District, PD 1359 and PD 1354 to a unified DX-7 Mixed-Use District then to PD 1359. as amended, to permit the construction of an approximately 17-story building with ground floor commercial and retail uses, office above, a minimum of 129 parking spaces, and accessory and incidental uses.

NO. 19391-T1 (27th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7044

Common Address: 1328-1372 W Walton St.

Applicant: Noble Walton Venture LLC

Owner: Noble Walton Venture LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

Purpose: To permit the construction of eight (8) new three-and-half-story residential buildings, at the subject site. Seven (7) of the new buildings will contain a total of six (6) dwelling units and the eighth building will contain a total of five (5) dwelling units - for a total of forty-seven (47) dwelling units, at the site, in its entirety. Each new proposed building will have its frontage on Walton Street, with on-site parking, for six (6) vehicles, located at the rear of each building, and one (1) additional 'guest parking space' - for a total of forty-nine (49) off-street parking spaces, on the site. Each new building will measure 44 feet 6 inches in height and be masonry in construction

NO. 19476 (27th WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #O2017-8996

Common Address: 322-338 N Halsted St; 800-856 W Wayman St;
323-349 N Peoria St; 323-343 N Green St/322-344 N Green St

Applicant: 330 N Halsted LLC

Owner: please see application for list of owners

Attorney: Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP

Change Request: M2-3 Light Industry District to DX-7 Downtown Mixed Use District and DX-7 Downtown Mixed Use District to a Business Planned Development

Purpose: To permit the construction of one 19-story (280'2") commercial building and one 20-story (295') commercial building containing an overall FAR of 11.5. Approximately 531 parking spaces, and accessory and incidental uses.

NO. 19471-T1 (28TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8980

Common Address: 1227 W Jackson

Applicant: Mariusz Florek

Owner: Mariusz Florek

Attorney: Gordon & Pirkarski

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

Purpose: the property will be improved with a building containing 10 residential dwelling units. The building will provide 8 parking spaces, no commercial space and each a height of 50 feet as defined by the ordinance

NO. 19468 (31ST WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8977

Common Address: 2740-44 N Hamlin Ave

Applicant: Joel Seiboldt

Owner: Joel Seiboldt

Attorney: Gordon & Pirkarski

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

Purpose: The property will be used for six residential dwelling units with six parking spaces, no commercial space and a height of 38 feet

NO. 19334-T1 (32ND WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5527

Common Address: 1737 – 1741 N Western Ave

Applicant: 1741 N Western Ave Acquisitions, LLC

Owner: 1741 N Western Ave Acquisitions, LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B3-2 Community Shopping District to B2-5 Neighborhood Shopping District

Purpose: The Applicant is proposing to develop the subject property with a new five-story residential building. The proposed building will contain thirty-seven (37) dwelling units. Onsite garage parking for seven (1) cars will be provided. Thirty (30) onsite bicycle spaces will be provided. One (1) loading berth will be provided within the proposed building. The proposed building will measure 60 feet in height. The proposed development qualifies as a Transit Orient Development because it is located within 1,020 linear feet of the Western Ave. Blue Line Station. Please note that all four (4) ARO units will be provided within the proposed building. Further, four (4) of the proposed dwelling units will be handicapped accessible.

NO. 19407 (35th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7344

Common Address: 4551-53 N Pulaski Rd

Applicant: 4551N Pulaski LLC

Owner: 4551N Pulaski LLC

Attorney: Mr. Milan Trifkovich

Change Request: B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

Purpose: To establish a restaurants – lounge with liquor

NO. 19485-T1 (35th WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-9006

Common Address: 3701 W Diversey Ave

Applicant: 3701 W Diversey LLC

Owner: Emman Randazzo

Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz, Ltd

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

Purpose: the property will contain a 3 story mixed use building with an artist live/work unit on the ground floor and 3 residential units above. 4 parking spaces will be provided. The building will be 37 feet 7 inches tall

NO. 19459 (40th WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8574

Common Address: 5348 N Ashland Ave

Applicant: Abdul Faraj

Owner: Abdul Faraj

Attorney: Thomas Moore

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To build a 3 story with basement, 3 dwelling unit building with a 3 car garage and a building height of 41 feet

NO. 19430 (42nd WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7753

Common Address: 365 W Huron St.

Applicant: Morningside Huron, LLC

Owner: See application for owner

Attorney: Edward Kus

Change Request: Residential Business Planned Development No. 461 to Residential Business Planned Development No. 461, as amended

Purpose: 45 unit residential building with 51 accessory parking spaces. The building will be approximately 138' in height. There is no commercial space

NO. 19482 (44th WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #O2017-9003

Common Address: 3300 N Clark St

Applicant: 3300 N Clark LLC

Owner: 3300 N Clark LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-3 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: The Applicant is seeking to develop the subject property with a new seven and eight story mixed-use building containing approximately 11,500 square feet of retail space at grade, and a total of one hundred and forty (140) residential units above. The building will be primarily masonry and glass in construction. The building will measure ninety-one (91) feet in height. The development qualifies as a Transit Oriented Development. Onsite parking for twenty (20) cars will be provided.

NO. 19332-T1 (47TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5525

Common Address: 4545 N Ravenswood Ave

Applicant: HPL-4545 Ravenswood LLC

Owner: HPL-4545 Ravenswood LLC

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit the location and establishment of an outdoor patio/deck, on the roof of the existing four-story (with rooftop penthouse) commercial/office building, at the site. The proposed rooftop patio/deck will be for the exclusive use and enjoyment of the commercial and/or office tenants of the building (including, without limitation, a potential brewery/taproom/restaurant). The existing building contains 3,796 square feet (approx.) of commercial/retail space - at grade level, and three floors of office space (5,243 square feet per floor) - above. There is an existing rooftop penthouse (685 square feet approx.) above the 4th Floor. There is no off-street vehicular parking, available at the site, but there is one (1) loading berth, located within the interior of the Floor. The existing building is masonry in construction and measures 77 feet-0 inches in height