

**DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
SEPTEMBER 27, 2016; 10:00 AM
CITY HALL, COUNCIL CHAMBERS**

OFFICE OF THE
CITY CLERK

2016 SEP 22 PM 3:47

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NO. 18675 T1 (1st WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1600

Common Address: 1346 W Erie St.
Applicant: 1806 W Belmont LLC
Owner: 1806 W Belmont LLC
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District
Purpose: To build a new 4 story, single family house; 1 parking space; height 42'

NO. 18705-T1 (1st WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1630

Common Address: 1300-02 N Claremont Ave/ 2334-44 W Potomac Ave
Applicant: Claremont Condos LLC
Owner: Claremont Condos LLC
Attorney: Rolando Acosta
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District
Purpose: Construct a 4 story 47 ft tall building containing 8 residential dwelling units and 8 parking spaces

NO.18478 (25th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6356

Common Address: 917-925 W 18th Street
Applicant: VCP Opportunity Fund II, LLC Series III-917 W 18th St
Owner: VCP Opportunity Fund II, LLC Series III-917 W 18th St
Attorney: Thomas Moore
Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District
Purpose: Applicant proposes to renovate the current structure to a mixed-use retail and residential dwelling unit building with commercial space on the first floor and lower level and a total of 26 residential dwelling units on floors 1-5. The commercial space on the first floor commercial space has a total of 2655 sq. ft. with additional 1,290 sq. ft. commercial space on the lower level. The height of the building will be 64'- 11". There will be a 10' x 25' x 14' loading berth along with a total of 27 parking spaces including 2 handicapped spaces.

NO. 18847 (27th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4765

Common Address: 848-56 W Randolph St; 151-63 N Peoria

Applicant: 854 West Randoplh LLC

Owner: 854 West Randoplh LLC

Attorney: Rolonda Acosta

Change Request: Business Planned Development No 1286 to Business Planned Development No 1286, as amended

Purpose: Eleven story with penthouse (142.0 ft. in height) hotel building with approximately 12,000 sq. ft. of restaurant/lounge area, 119 hotel rooms, 35 off-site parking spaces and one loading berth

NO. 18747 (29th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2659

Common Address: 2102-2120 N Natchez Ave

Applicant: Mia Property Acquisitions, LLC -2120 Natchez

Owner: Regal Beloit Corporation c/o attorney Wayne Osoba

Attorney: Law Office of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to a Residential Planned Development

Purpose: The Applicant is proposing to develop the subject property with fourteen (14) three-story, six (6) unit residential buildings. Each building will be masonry construction and measure 34'-7" in height. A total of 145 onsite parking spaces will be provided to support the residential development. The total dwelling unit count and 4.76 lot area trigger planned development approval per Sec. 17-8-0513-A.

NO. 18905 (31st WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #02016-5580

Common Address: 2416-2420 N. Hamlin Ave.

Applicant: Jose Jimenez & Guadalupe Jimenez

Owner: Chicago Title Land Trust Co. TR#26152 dated April 1, 1996

Attorney: Richard E. Zulkey

Change Request: RS-3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

Purpose: No dwelling units. There will be 24 parking spaces for off-site, accessory parking in excess of required limits to be used in conjunction with the business entities at 3800-3828 W. Fullerton Ave.

NO. 18746 (32nd WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2658

Common Address: 1760 W Wrightwood Ave; 2710-2716 N Paulina Street

Applicant: Hartland Park Master Homeowners Association

Owner: Hartland Park Master Homeowners Association

Attorney: Thomas Moore

Change Request: Residential Planned Development No. 797 to Residential Planned Development No. 797 as amended

Purpose: To amend the RPD 797 to allow the applicant to retain as private all streets within the Planned Development and allow the applicant to continue to be responsible for and regulate the streets and to confirm that all the requirements of the Planned Development as more fully set forth in the amended Planned Development Statements have been satisfied

NO. 18858 (32nd 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. 18878 (40th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4804

Common Address: 6135-6137 N Ravenswood Ave

Applicant: Grasshopper Development LLC

Owner: John Winandy and Troy Winandy

Attorney: Thomas Moore

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

Purpose: In order to allow for the construction of a townhouse development with 6 residential dwelling units and 6 parking spaces. The height of the buildings will be 38'

NO. 18862 (46th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4781

Common Address: 4525 N Kenmore Ave

Applicant: Morningside Stewart LLC

Owner: Morningside Stewart LLC

Attorney: Edward Kus

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to a Residential Planned Development

Purpose: Building will contain 64 dwelling units with a minimum of 28 on-site parking spaces. There is no commercial space. The height of the existing building is approximately 69 feet.