

Meeting Of The Committee on Zoning Landmark & Building Standards

THURSDAY, JUNE 22, 2017 AT 10:00 AM
COUNCIL CHAMBERS, 2nd 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

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Items on this Agenda
Appear in Reverse Numerical Order
According to Ward

NO. A-8311 (37th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT # O2017-3430

Common Address: 4034-4358 W Chicago Ave

Applicant: Alderman Emma Mitts

Change Request: M1-1 Limited Manufacturing/ Business Park District to C3-1 Commercial, Manufacturing and Employment District

NO. A-8309 (33rd WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT # O2017-3426

Common Address: 3148-62 N Elston Ave

Applicant: Alderman Deborah Mell

Change Request: B3-1 Community Shopping District to RS1 Residential Single Unit (Detached House) District

NO. A-8310 (33rd WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT # O2017-3428

Common Address: 3124 W Montrose Ave

Applicant: Alderman Deborah Mell

Change Request: B3-2 Community Shopping District to RS1 Residential Single Unit (Detached House) District

NO. A-8308 (12th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT # O2017-3424

Common Address: 3677-81 S Archer Ave

Applicant: Alderman George Cardenas

Change Request: RS3 Residential Single-Unit (Detached House) District to C1-2 Neighborhood Commercial District

NO. 19218-T1 (47th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT # O2017-3804

Common Address: 2242-46 W Lawrence Ave

Applicant: 2242 W Lawrence, LLC

Owner: 2242 W Lawrence, LLC

Attorney: Thomas Moore

Change Request: B1-1 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

Purpose: Applicant seeks to wreck 2 single family homes and construct a 4 story mixed use building; one 2,145 sq.ft. commercial unit on ground floor with 12 dwelling units and 12 parking spaces with a building height of 60.25 feet

NO. 19234 (47th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3833

Common Address: 2022-2026 W Warner Ave

Applicant: Patrick Gallagher

Owner: See application for list of owners

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicants are seeking a zoning change in order to permit the legal subdivision of the subject properties - into three separate and independent zoning lots. In order to effectuate the proposal, both of the existing detached garages will be razed. Once divided, the Applicant and Owners intend for the existing two-story single-family residence - commonly known as 2022 West Warner Avenue, and the existing two-story two-unit residential building - 2025 West Warner Avenue, to remain unchanged. A new two-car detached garage will be erected at the rear of each of the existing buildings. The newly formed (middle) parcel - commonly known as 2024 West Warner Avenue, will be vacant and unimproved. The existing (frame) single-family residence and the existing (masonry) two-flat, each, measure approximately 30 feet-0 inches in height.

NO. 19240 (47th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3839

Common Address: 2100 W Irving Park Road

Applicant: 2000 Irving LLC

Owner: 2000 Irving LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B1-1 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: The Applicant is seeking a zoning change in order to permit the expansion of the existing general restaurant and tavern (2,963 square feet approx.), into the one-story addition (187 square feet), with outdoor (covered) patio (1,472 square feet) - and to, otherwise, bring the existing (non-conforming) general restaurant and tavern (uses) into compliance with the current Zoning Ordinance. No physical alterations, to the existing building and structures, are intended or required. The existing building is masonry in construction and measures approximately 30 feet-0 inches in height. There is, and will remain, surface parking for fourteen (14) vehicles located along the west side of the building.

NO. 19254 (47th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3856

Common Address: 3511-15 N Ravenswood

Applicant: Sonnamore Development LLC

Owner: Sonnamore Development LLC

Attorney: John Fritchey

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: Rezoning is sought to establish an existing 45.0' 4-story building containing 5 dwelling units with 5 off street parking spots

NO. 19248-T1 (47th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3847

Common Address: 4014-22 N Rockwell

Applicant: SMW Holdings LLC

Owner: SMW Holdings LLC

Attorney: Law Office of Samuel VP Banks

Change Request: M1-1 Limited Manufacturing/ Business Park District to C3-2 Commercial, Manufacturing and Employment District

Purpose: The Applicant is proposing to allow the location and establishment of a uses permitted in the C3-2 Zoning District, including but not limited to a retail food establishment, a fitness center, office uses, and a theatre rehearsal and storage space, at the subject property. The Applicant is proposing to adapt and reuse the existing tall one-story warehouse building located at the subject property. Onsite surface parking for five (5) cars will be provided.

NO. 19255 (47th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3857

Common Address: 4501 N Winchester Ave

Applicant: Ravenswood Senior Living

Owner: Please see application for list of owners

Attorney: Law Office of Samuel VP Banks

Change Request: Institutional Planned Development No. 60, as amended, to B2-2
Neighborhood Mixed-Use District

Purpose: The Applicant is seeking to amend the existing Planned Development in order to permit the rehabilitation, expansion and conversion of the existing eight-story, with one-story addition, medical office building (Sub-Area C) - into an Independent Senior and Supportive Living Facility. The proposed new Senior and Supportive Living Facility (33,503 square feet approx.) will contain seventy-four (74) elderly housing (dwelling) units and one hundred and twenty (120) supportive living (dwelling) units - for a total of one hundred and ninety-four (194) dwelling units. The newly converted building will also contain ancillary offices, common areas, a cafeteria (with kitchen), and other residential amenity rooms. Off-street parking for residents, employees and guests of the proposed Senior and Assisted Living Facility will be provided in the existing parking garage (Sub-Area E). Part of the renovation plan calls for the erection of a one-story vertical addition to the existing eight-story building, resulting in a total height of 139 feet-4inches. The newly renovated building, with proposed addition, is masonry in construction. There will be no changes to any other existing buildings, structures or improvements (Sub-Areas A, B, D and E) located within the existing Planned Development.

NO. 19229 (44th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3828

Common Address: 3200-3226 N Clark St; 840-854 W Belmont Ave

Applicant: 3200 N Clark LLC

Owner: 3200 N Clark LLC

Attorney: Law Office of Samuel VP Banks

Change Request: Residential Business Planned Development No. 1242 to Residential Business
Planned Development No 1242, as amended

Purpose: The Applicant is seeking to amend the existing Planned Development No. 1242 in order to permit the location and establishment of eight (8) additional dwelling units within the existing eight-story mixed-use building - for a maximum allowable total of ninety-eight (98) dwelling units.. Aside from the interior building of the additional proposed dwelling units, the envelope and footprint of the existing building will not be physically altered or expanded. As such, the existing building will continue to contain commercial/retail space (35,236 sq. ft. approx.) - at Floors 1 thru 3, and thirty-nine (39) interior parking spaces at Floor 2. All of the dwelling units will be located on Floors 3 thru 8. The existing building is masonry in construction with metal and glass accents, and measures 96 feet -0 inches (approx.) in height.

NO. 19230 (44th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3829

Common Address: 623 W Wellington Ave

Applicant: Wellington Development LLC

Owner: Wellington Development LLC

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story four-unit residential building, at the subject site. The existing building will be razed. Part of the proposal calls for the erection of a new four-car detached garage, at the rear of the property. The new building and detached garage will be masonry in construction, with the building measuring approximately 47 feet-0 inches in height

NO. 19251-T1 (44th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3853

Common Address: 3754 N Kenmore Ave

Applicant: Anne Berger

Owner: Anne Berger

Attorney: Thomas Moore

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: Applicant seeks to replace the existing attached garage and add a 2nd floor addition to the existing 2 story 1 dwelling unit with basement building with a height of 26 feet 3 ½ inches

NO. 19209 (43rd WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3794

Common Address: 59-81 E Banks St; 1321-27 N Ritchie St; 1316-1322 N Lake Shore Dr

Applicant: 1350 Lake Shore Associates

Owner: 1350 Lake Shore Associates

Attorney: DLA Piper

Change Request: RM-6 Residential Multi Unit District to a Residential Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the RM-6 Multi-Unit District to a Residential Planned Development to permit the construction of an 8-story residential building containing up to 58 dwelling units, a minimum of 42 parking spaces, and accessory and incidental uses. The Applicant will utilize a density reduction premium (§ 17-2-0304-C) to increase the base floor area ratio from 4.4 to an overall FAR of 5.081.

NO. 19228 (37th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3827

Common Address: 4112 W Potomac Ave

Applicant: BNS Properties LLC

Owner: BNS Properties LLC

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story three-unit residential building, at the subject site. Off-street surface parking for three (3) vehicles will be located at the rear of the proposed new building. The new building will be masonry in construction and measure approximately 30 feet-0 inches in height

NO. 19216 (34th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3802

Common Address: 11206 S Eggleston Ave

Applicant: Montclare Veteran's Village of Roseland, LLC an IL LLC

Owner: City of Chicago

Attorney: Steven Friedland

Change Request: M1-1 Limited Manufacturing/ Business Park District to RM4.5 Residential Multi-Unit District and then to a Planned Development

Purpose: One building with 75 dwelling units of permanent supportive housing with 54 parking spaces. The building will be approx.. 47 feet in height

NO. 19242 (33rd WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3841

Common Address: 4850 N St. Louis Ave

Applicant: Chicago Sunni Muslim Society, Inc.

Owner: Chicago Sunni Muslim Society, Inc.

Attorney: Richard Kruse

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-1 Neighborhood Shopping District

Purpose: Continued use as Religious while adding undertaking services on site

NO. 19212-T1 (32nd WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3797

Common Address: 1912 N Milwaukee Ave

Applicant: 1912 Milwaukee LLC, an Illinois LLC

Owner: 1912 Milwaukee LLC, an Illinois LLC

Attorney: Andrew Scott

Change Request: M1-1 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District

Purpose: The applicant proposes to redevelop the ground floor of the existing building to provide approximately 1,632 square feet of retail commercial space and permit two dwelling units on the second floor. There are no parking spaces on site. The height of the existing building will remain unchanged at 28 feet 1 inch (to the top of the parapet wall). The property is within 1,320 feet of a CTA rail station entrance. As a result no additional parking spaces are proposed.

NO. 19213-T1 (32nd WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3798

Common Address: 1914-1918 N Milwaukee Ave

Applicant: 1914 Milwaukee LLC, an Illinois LLC

Owner: 1914 Milwaukee LLC, an Illinois LLC

Attorney: Andrew Scott

Change Request: M1-1 Limited Manufacturing/ Business Park District to C1-3 Neighborhood Commercial District

Purpose: The applicant proposes to redevelop the ground floor of the existing building to provide approximately 4,028 square feet of retail commercial space, five dwelling units on the second floor, and four dwelling units on the third floor. There will be a total of nine dwelling units. There are no parking spaces on site. The height of the existing building will remain unchanged at 51 feet 6 inches. The property is within 1,320 feet of a CTA rail station entrance. As a result, no additional parking spaces are proposed.

NO. 19245 (32nd WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3844

Common Address: 3018-24 W Armitage Ave

Applicant: GML Properties Inc.

Owner: 3018-24 W Armitage LLC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: B3-1 Community Shopping District and B3-3 Community Shopping District to B3-2 Community Shopping District

Purpose: to build a new 4 story mixed use building with retail on the ground floor and 9 dwelling units on the upper floors; 14 parking spaces; approx. 2,550 sq.ft. of commercial space – height 49 feet 9 inches

NO. 19210 (31ST WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3795

Common Address: 4000-4180 w Diversey Ave; 4029-4153 W George Ave
Applicant: 4K Diversey Partners LLC
Owner: 4K Diversey Partners LLC, The Fields Condominium Association
Attorney: DLA Piper
Change Request: PD No. 1261 to PD No. 1261, as amended
Purpose: To modify the number and type of residential uses permitted in the planned development from 84 business live/work units to 125 residential units

NO. 19238 (31ST WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3837

Common Address: 4701-4703 W Diversey Ave
Applicant: 4701 W Diversey, LLC
Owner: 4701 W Diversey, LLC
Attorney: Pericles Abbasi
Change Request: RS3 Residential Single-Unit (Detached House) District to B2-1.5 Neighborhood Mixed-Use District
Purpose: Cricket mobile phone store. The building will continue to have 5 legally nonconforming dwelling units (bulk of 1.5 brings it closer to conforming) it will continue to have 2 off street parking spaces in the detached garage. No changes to the structure of the existing two story building

NO. 19246-T1 (29TH WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3845

Common Address: 7129 W Belmont Ave
Applicant: 7129 W Belmont LLC
Owner: 7129 W Belmont LLC
Attorney: Paul Kolpak
Change Request: B3-1 Community Shopping District to B3-3 Community Shopping District
Purpose: four story building with 2 commercial units on the first floor and 9 dwelling units on the top three floors. The commercial space will be about 2,832 sq.ft. There will be 10 off-street parking spaces. The height of the building will be 43 feet 10 inches

NO. 19215 (28th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3800

Common Address: 2906-24 W Roosevelt Road; 1143 -55 S Richmond St

Applicant: A Safe Haven Foundation

Owner: City Investors, LLC/ City of Chicago

Attorney: Rolando Acosta

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District, C1-3 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District and then to a Residential Business Planned Development

Purpose: Six story approx. 69 feet in height, mixed-use building with approx. 8,722 sq.ft of ground floor office space, 100 SRO dwelling units, 26 parking spaces and one loading berth

NO. 19233 (28th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3832

Common Address: 2536 W Harrison St.

Applicant: Cozi Development LLC

Owner: Cozi Development LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse to RM-5 Multi Unit District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story three-unit residential building, at the subject site. There will be surface parking for three-vehicles, located at the rear of the building/lot. The new proposed building will be masonry in construction and measure approximately 32 feet-0 inches in height

NO. 19250 (28th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3852

Common Address: 801-939 S Ashland Ave; 1532-1554 W Taylor St; 1501-1555 W Polk St; 800-926 S Laflin St

Applicant: GRE Medical District City Apartments LLC

Owner: Campus Green Townhouse Corporation

Attorney: Mara Georges, Daley and Georges

Change Request: Planned Development No. 66 to B2-5 Neighborhood Shopping District, and then to Planned Development No. 66, as amended

Purpose: the existing townhouse site and existing 410 unit apartment building will remain. The applicant proposes to build a new 254 unit, 19 story residential building, with approx. 28,000 sq.ft. first floor retail and approx. 245 parking spaces

NO. 19211 (27th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3796

Common Address: 1001 W Fulton Market

Applicant: Vequity LLC Series XIII Fulton

Owner: Vequity LLC Series XIII Fulton

Attorney: Andrew Scott

Change Request: C1-1 Neighborhood Commercial District to DX-3 Downtown Mixed Use District and then to a Planned Development

Purpose: A five story building (plus amenity pent house) with approx. 2,600 sq.ft. of ground floor retail and office/commercial uses above. No parking spaces are proposed

NO. 19221 (27th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3807

Common Address: 1-27 N Ashland Ave; 1548-1554 W Madison; 1527-1583 W Warren Blvd

Applicant: Heartland Housing

Owner: City of Chicago

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: C2-3 Motor Vehicle Related Commercial District and B2-3 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District and then a Planned Development

Purpose: Two residential buildings with a total of 78 dwelling units. There will be no commercial space. A total of 19 parking spaces will be provided. The height of the the building will be approx. 77.5 feet

NO. 19232 (27th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3831

Common Address: 1540 N North Park Ave

Applicant: 1540 N North Park LLC

Owner: 1540 N North Park LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RM-5 Multi Unit 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 five-story residential building, at the subject site. The existing building will be razed. The new proposed building will contain a total of seven (7) dwelling units, with interior parking for seven (7) vehicles, located below grade level. The new building will measure approximately 50 feet-0 inches in height and be masonry in construction

NO. 19235 (27th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3834

Common Address: 166 N Aberdeen; 167 N Aberdeen

Applicant: Aberdeen Acquisitions II, LLC

Owner: Lake Acquisitions LLC

Attorney: Law Office of Samuel VP Banks

Change Request: C1-2 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District and DX-5 Downtown Mixed-Use District and Residential Business Planned Development No. 1283 to Residential Business Planned Development 1283, as amended

Purpose: The Applicant is proposing to amend Residential Business Planned Development No. 1283 in order to permit an eighteen-story mixed-use building at 166 N. Aberdeen. The proposed building will be 198 ft. in height. 3,900 square feet of retail space will be located at grade. 235 residential units will be located above. Exterior building materials will include brick/masonry at the building base, and glass and steel elements for the building above. The proposed building plan calls for 80 onsite parking spaces. The mixed-use building at 167 N. Aberdeen will remain without change

NO. 19244 (27th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3843

Common Address: 1001 W Chicago and 727 N Milwaukee Ave

Applicant: 1001 Chicago LLC

Owner: 1001 Chicago LLC

Attorney: Law Office of Samuel VP Banks

Change Request: DX-5 Downtown Mixed-Use District and Residential Planned Development No. 1263 to Residential Business Planned Development No. 1263, as amended

Purpose: The Applicant is seeking to amend the existing Planned Development No. 1263 (commonly known as 1001 West Chicago Avenue) in order to permit the expansion of the Site Area, for the PD, to include the adjacent property (commonly known as 727 North Milwaukee Avenue) and the existing improvements, therein. The newly expanded Site, will consist of: (i) a twelve-story mixed-use building; (ii) a fifteen-story mixed-use building; and (iii) a two-story commercial building. The Planned Development, as amended, will allow for the location and establishment of up to 363 dwelling units, commercial and retail space (approx. 7,470 square feet) and off-street accessory parking for at least 243 vehicles. All of the existing buildings, within the Planned Development Site - as amended, are masonry in construction, with the tallest building measuring approx. 190 feet-0 inches.

NO. 19217-T1 (25th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3803

Common Address: 1026 W Cullerton St
Applicant: Zocalo Development LLC
Owner: Patrick Garvy
Attorney: Rolando Acosta
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District
Purpose: Three story building (38.75 in height) containing three residential dwelling units, three parking spaces and no loading berth

NO. 19231 (25th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3830

Common Address: 1811 S Ashland Ave
Applicant: Rogelio Garcia
Owner: Rogelio Garcia
Attorney: Law Office of Mark Kupiec & Associates
Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: To allow a rear addition connecting the existing 2 buildings to the property. Existing retail story and existing 5 dwelling units to continue; existing 2 car garage to continue; existing 3 story in the front and 1.5 story at the rear; max height 37 feet

NO. 19225 (23rd WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3824

Common Address: 3906-10 W 55th St
Applicant: Edgar Ortiz
Owner: Edgar Ortiz
Attorney: Thomas Moore
Change Request: RS3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District
Purpose: One commercial unit in the existing ground floor of a 2 story 1 dwelling unit building 20 feet in height with a rear storage building and 3 parking spaces

NO. 19224 (21st WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3823

Common Address: 1351-55 W 87th St
Applicant: Simon Salem
Owner: Simon Salem
Attorney: Thomas Moore
Change Request: B3-1 Community Shopping District to C1-1 Neighborhood Commercial District
Purpose: To allow a package food and liquor facility in an already existing 1 story vacant building 14 feet in height with 4 parking spaces

NO. 19241 (16th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3840

Common Address: 5229 S Justine St
Applicant: Mayra Mendoza
Owner: Mayra Mendoza
Attorney: Law Office of Samuel VP Banks
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: to bring the existing two story, two unit, all residential building into compliance under the current zoning ordinance

NO. 19249-T1 (11th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3851

Common Address: 2601-2639 S Throop St; 2553-2579 S Hillock Ave; 2512-2536 S Stark St.
Applicant: Skyriver Throop Development LLC
Owner: Skyriver Throop Development LLC
Attorney: Richard Toth/ Mara Georges
Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District
Purpose: A new residential development with 20 single family homes and 27 town homes, 94 garage spaces and approx. 18 additional off street parking spaces. No commercial space

NO. 19214 (10th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3799

Common Address: 9912-9914 S Ewing Ave

Applicant: Starfox Motors Inc.

Owner: Vanessa and Orlando Alvarez

Attorney: C. Harrison Cooper

Change Request: B3-1 Community Shopping District to C2-1 Motor Vehicle Related Commercial District

Purpose: The applicant proposes to convert the first floor front unit to commercial space consisting of approximately 750 square feet. The existing first floor rear and second floor front and rear dwelling units will remain as residential space for a total of three (3) dwelling units. The applicant proposes to improve the gravel lot for open parking, except two (2) parking spaces will be reserved for customers. There will be another two (2) parking spaces behind the existing building on 9912 South Ewing Avenue for employees. The building envelop and height will not change.

NO. 19252-T1 (9th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3854

Common Address: 10909 S Cottage Grove Ave

Applicant: Chicago Collegiate Charter School

Owner: Salem Baptist Church of Chicago

Attorney: Meg George

Change Request: M3-3 Heavy Industry District to C3-1 Commercial, Manufacturing and Employment District

Purpose: The single story existing 67,600 sq.ft. structure will remain the same. The school seeks approval to occupy 13,600 sq.ft. of the existing building. There are 141 parking spaces on site which will remain

NO. 19222 (4th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3808

Common Address: 4400-4458 S Cottage Grove Ave; 722-756 E 45th St; 4419-4459 S Evans Ave; 741-757 E 44th St

Applicant: 45th / Cottage, LLC an IL LLC

Owner: Chicago Housing Authority

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-1 Neighborhood Shopping District and then to a Planned Development

Purpose: A maximum of 158 dwelling units and approximately 16,500 sq.ft. of retail space. There will be not less than 141 off street parking spaces. The max building height will be 48 feet to the bottom of roof structure and 60 feet to top of the penthouse

NO. 19219-T1 (2nd WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3805

Common Address: 1665-67 N Milwaukee Ave

Applicant: LG Development Group, LLC

Owner: MRR 1665 N Milwaukee LLC

Attorney: Michael Ezgur

Change Request: B3-5 Community Shopping District to B3-5 Community Shopping District

Purpose: The Applicant proposes to construct a new mixed-use residential building consisting of approximately 1,895 square feet of ground floor commercial space, 32 residential efficiency units and three automobile parking spaces pursuant to the TOD ordinance, 32 bicycle parking spaces and no loading berth. The height of the building will be 60 feet 6 inches.

NO. 19223 (2nd WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3809

Common Address: 30 W Chicago

Applicant: Lawson Partners LLC

Owner: Lawson Partners LLC

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: DX-7 Downtown Mixed Use District to DX-12 Downtown Mixed Use District and then to a Planned Development

Purpose: The existing building contains 583 SRO dwelling units. The applicant intends to rehabilitate the building to reduce the number of SRO dwelling units to not more than 400 dwelling units. Approximately 5,000 square feet of commercial space will be located on the ground floor. Accessory office and support service space will be located in the building. The existing building height of feet will not change. There are no parking spaces at the property.

NO. 19239 (2nd WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3838

Common Address: 1648 N Winchester Ave

Applicant: Glenn and Kathryn McMillan

Owner: Glenn and Kathryn McMillan

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicants are seeking a zoning change in order to permit the construction of a new three-story single family residence, with detached garage, at the subject site. The existing split-level residence and one-story coach house will, both, be razed. The new proposed building will be masonry in construction and measure 38 feet-0 inches (approx.) in height

NO. 19253 (2nd WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3855

Common Address: 1616-26 N Damen Ave

Applicant: 1616 Damen Property Owner LLC

Owner: 1616 Damen Property Owner LLC

Attorney: Meg George

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

Purpose: The proposed development will include the continuation of an existing three story brick building and the construction of a new retail building with retail on the first floor and office on the second floor

NO. 19220-T1 (1st WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3806

Common Address: 1435-39 W Grand Ave

Applicant: 1437 W Grand LLC

Owner: Skvaril, LLC

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

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-2 Neighborhood Mixed-Use District

Purpose: The property will consist of a 45' residential building with 5 dwelling units and 5 parking spaces to be provided

NO. 19226-T1 (1st WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3825

Common Address: 1214-1216 W Huron St

Applicant: Jodi Development LLC

Owner: Estate of Barbara Ann Borek c/o Delphine Michalik

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is proposing to develop the subject property with a new three-story residential building. The proposed building will contain four (4) dwelling units. The proposed building will be 37.33 feet in height. Onsite garage parking for four (4) cars will be provide at the rear of the subject lot.

NO. 19227 (1st WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3826

Common Address: 1242-1244 W Huron St

Applicant: Anne Shulter

Owner: Anne Shulter

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is proposing to divide the single zoning lot into two (2) separate and distinct zoning lots. The existing three-story, three (3) unit residential building will remain on the newly created east zoning lot. The 35 foot height of the existing building will remain unchanged. Three (3) surface parking spaces will be located at the rear of the newly created east zoning lot. The newly created west zoning lot will be developed with a new three-story building that will contain three (3) residential units. The height of the proposed building will be 34 feet 4 7/8 inches. Three (3) onsite parking spaces will be located at the rear of the newly created west zoning lot to serve the new residential building.

NO. 19236-T1 (1st WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3835

Common Address: 2922 W Lyndale Ave

Applicant: Jeff Woelker and Jessica Bahn

Owner: 2922 West Lyndale Condominiums Association

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: to build a roof top deck with a pergola onto the existing residential building with existing 2 dwelling units; existing 2 parking spaces; no commercial space; existing 3 story, height (with pergola) : 48.07 feet

NO. 19237 (1st WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3836

Common Address: 2413 W Cortland Street

Applicant: Tech Development Inc.

Owner: Tech Development Inc.

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential 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; height 38 feet

NO. 19243-T1 (1st WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3842

Common Address: 2417 N Artesian

Applicant: John Downes Construction Inc.

Owner: John Downes Construction Inc.

Attorney: Law Office of Samuel VP Banks

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

Purpose: Three story building that will contain two residential units. The proposed building will be 35 feet in height, onsite parking for three cars will be provided at the rear of the subject lot.

NO. 19247-T1 (1st WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3846

Common Address: 1351-55 N Milwaukee Ave

Applicant: 1355 N Milwaukee Enterprises LLC

Owner: 1355 N Milwaukee Enterprises LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B1-2 Neighborhood Shopping District to B3-3 Community Shopping District

Purpose: The Applicant is proposing to establish a mixed-use building with retail uses at grade and eight (8) residential units above. The existing masonry building will remain and will be adapted to accommodate the proposed residential units. The building height will remain at 38 feet 5 ½ inches. The subject property is located within 1,585 feet of the Ashland Blue Line Station and pursuant to the Transit Oriented Development Ordinance zero (0) onsite parking spaces will be provided.