

**Deferred Agenda
Committee on Zoning,
Landmarks & Building Standards
Meeting of February 23, 2016**

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NO. A-8190 (25th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT # O2015-8073

Common Address: 2134-46 S Ashland Ave; 1601-27 W 21st Place

Applicant: Alderman Daniel Solis

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

NO. A-8192 (33rd WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT # O2015-8544

Common Address: 3133-3137 N Washtenaw

Applicant: Alderman Deborah Mell

Change Request: M1-2 Limited Manufacturing/ Business Park District to RT3.5 Residential
Two-Flat, Townhouse and Multi-Unit District

NO.18514 (2nd 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 I building.

NO.18530 (2nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6424

Common Address: 1011-1023 N Ashland Ave

Applicant: Virage LLC

Owner: Virage LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use
District

Purpose: The Applicant seeks a zoning amendment to permit a proposed four-
story masonry building containing retail space at grade, and a total of
thirty-three (33) residential units above at the subject site. Thirty (30)
onsite parking spaces will be located within the proposed building. The
proposed building will measure 50 ft. in height

NO.18604 (4th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8489

Common Address: 3401-3453 S Dr. Martin Luther King Drive and 400-506 East 35th Street

Applicant: Lake Meadows Associates

Owner: Chicago Title and Trust

Attorney: Andrew Scott

Change Request: Residential Business Planned Development No. 1169, Residential Business Planned Development No. 1169, as amended

Purpose: The applicant proposes to secure preliminary approvals for two, seven story residential towers 230 units, 400,000 square feet of commercial and or hotel space in two towers, 162,000 sq.ft. of retail space and accessory parking and loading

NO.18328 (5th WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1392

Common Address: 5543-59 South Cornell Avenue/ 1634-64 East 56th Street 5534-58 South Cornell Avenue/ 1604-1624 East 56th Street 5528-32 South Cornell Avenue

Applicant: Windermere House, LLC Solstice on the Park, and 5528 S Cornell Ave LLC (See Application for list of LLC Members)

Owner: Windermere House, LLC Solstice on the Park, and 5528 S Cornell Ave LLC (See Application for list of LLC Members)

Attorney: Vedder Price PC

Change Request: Residential Business Planned Development No. 282, as amended to Residential Business Planned Development No. 282, as amended

Purpose: Subarea A: no physical changes are currently proposed for the existing high-rise building, which has 220 dwelling units ("DUs"), 1st floor commercial uses (approximately 30,000 sf) and no parking. Subarea C: no physical changes are currently proposed for the existing 3- and 4-story building, which has 53 DUs and no commercial uses or parking. Proposed improvement for Subarea B is a high-rise building (maximum 299' height, per Zoning Ordinance) with up to 250 DUs, or, up to 200 DUs and a hotel with banquet facilities and up to 160 keys (approx. 150,000s.f. of commercial in total); no fewer than 423 parking spaces; accessory uses including fitness center, pool, business center, party room. General Restaurant up to 5,000 sf. and convenience retail.

NO.18596-T1 (11th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8481

Common Address: 3607-3615 S Morgan Street

Applicant: Lexington Place III, LLC

Owner: Edward Kadlec

Attorney: Barry Ash

Change Request: M1-2 Limited Manufacturing/ Business Park District to RM4.5 Residential Multi-Unit District

Purpose: To construct twenty-one-(21) townhomes. Each home shall have a two car garage. There shall be no commercial space on the property. Height of each home shall be 31.13'.

NO.18607 (14th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8498

Common Address: 2833-2927 West 47th Street; 4701-33 South Richmond

Applicant: Noble Network of Charter Schools

Owner: CF III California-47th

Attorney: Chico & Nunes

Change Request: M2-2 Light Industry District to C3-3 Commercial, Manufacturing and Employment District then to an Institutional Planned Development

Purpose: The zoning amendment is required in order to permit the construction of a new 2 story charter high school, soccer field and on-site parking for ninety-four (94) vehicles. The height of the proposed building is 50

NO.18543-T1 (27th WARD) ORDINANCE REFERRED (10-14-15)
DOCUMENT #02015-7341

Common Address: 944-946 N Elston Ave

Applicant: 944 North Elston LLC

Owner: Edward C Augustyn

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

Change Request: M3-3 Heavy Industry District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant proposes to construct a 5-story building providing 8 residential units with 1,000 feet of commercial space and 16 parking spaces

NO.18536 (42nd 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.

LARGE SIGNS OVER 100 FEET IN DIAMETER, 24 FEET ABOVE GRADE

Off-Premise Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Permit Issued To</u>
O2016-87	4	600 S Clark	Lincoln Services Inc.