

DEFERRED AGENDA  
COMMITTEE ON ZONING,  
LANDMARKS & BUILDING STANDARDS  
AUGUST 24, 2016  
10:00 AM  
CITY COUNCIL CHAMBERS

NO. A-8233 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (5-18-16)  
DOCUMENT # O2016-3989

**Common Address:** 1934-1936 N Bissell Street  
**Applicant:** Alderman Michele Smith  
**Change Request:** RM-5.5 Multi Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. 18681 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-16-16)  
DOCUMENT #02016-1606

**Common Address:** 1516 W Huron St.  
**Applicant:** Edyta and Andrzej Rogowski  
**Owner:** Edyta and Andrzej Rogowski  
**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 4 story, 3 dwelling unit residential building; 3 parking spaces; not commercial space; 4 story, height 44'-11"

NO. 18694-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-16-16)  
DOCUMENT #02016-1619

**Common Address:** 2529-2537 W Fullerton Ave  
**Applicant:** Fullerton Properties LLC  
**Owner:** Fullerton Properties LLC  
**Attorney:** Law Office of Samuel VP Banks  
**Change Request:** B3-1 Community Shopping 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 six-story mixed-use building, at the subject site. The new proposed building will contain approximately 2,380 square feet of commercial/office space, at grade level, with nineteen (19) dwelling units above (Floors 2 thru 6). There will also be nineteen (19) interior parking spaces, located at grade level. The new proposed building will be masonry in construction, with glass accents, and measure 65'-0" in height

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**NO. 18782 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3915**

Common Address: 2425 W Haddon Ave  
Applicant: 2425HADDON INC  
Owner: 2425 HADDON INC  
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 demolish the existing buildings and build a new 3 story, 3 dwelling unit residential building; 3 parking space; no commercial space 3 story, height 38'.

**NO. 18851-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (6-22-16)**  
**DOCUMENT #02016-4769**

Common Address: 1739 N Humboldt  
Applicant: L&MC Investments LLC  
Owner: L&MC Investments 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 proposing to develop the subject property with a new three-story building containing seven (7) residential dwelling units. The proposed building will be masonry construction. The proposed building will be 37 feet 10 inches in height. Onsite parking for seven (7) cars will be located at the rear of the lot.

**NO. 18663 T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (02-10-16)**  
**DOCUMENT #02016-654**

Common Address: 2015-31 N. Mendell St.  
Applicant: 2017 Mendell Baker, LLC  
Owner: 2017 Mendell Baker, LLC  
Attorney: Rolando Acosta  
Change Request: PMD 2 Planned Manufacturing District No. 2, Sub. District A to a Business Planned Development  
Purpose: Four story (57'4" in height) building containing approximately 65,000 sq ft for office use with 49 parking spaces and one loading berth.

**NO. 18860 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (6-22-16)**  
**DOCUMENT #02016-4778**

**Common Address:** 9 West Walton Street

**Applicant:** West Walton Chicago Investors LLC

**Owner:** 9 West Walton Condominium Developer LLC

**Attorney:** Paul Shadle and Katie Jahnke Dale

**Change Request:** Residential Business Planned Development No. 1043 to Residential Business Planned Development No 1043, as amended

**Purpose:** The Applicant requests a rezoning of the subject property Residential-Business Planned Development Number 1043 to Residential-Business Planned Development Number 1043, as amended to allow for construction of a residential building containing approximately 71 dwelling units, approximately 74 parking spaces, ground floor commercial/retail space and accessory and incidental uses

**NO. 18673 ( 3<sup>rd</sup> WARD) ORDINANCE REFERRED (02-10-16)**  
**DOCUMENT #02016-665**

**Common Address:** 3300 S. Federal St.

**Applicant:** Armour Institute, LLC

**Owner:** Illinois Institute of Technology

**Attorney:** Rich Klawiter and Katie Jahnke Dale of DLA Piper LLP (US)

**Change Request:** Institutional Planned Development No. 1 to Institutional Planned Development No. 1, as amended

**Purpose:** The Applicant requests a rezoning of the subject property from Institutional Planned Development No 1 to Institutional Planned Development No. 1, as amended, to allow for the historic reuse of the existing 6-story building as a residential building containing up to 84 dwelling units.

**NO. 18781 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3914**

**Common Address:** 3110-3250 S St. Louis Ave

**Applicant:** 31<sup>st</sup> Street Operations LLC

**Owner:** 31<sup>st</sup> Street Operations LLC

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** M1-2 Limited Manufacturing/ Business Park District, M2-1 Light Industry District and M3-3 Heavy Industry District to M3-1 Heavy Industry District and then to a Industrial Planned Development

**Purpose:** The existing one-story industrial building, located near the north end of the property, will remain and be renovated (18,525 square feet approx.), to include the build out of a partial mezzanine level (second floor). This building will contain the business offices and maintenance shop for the proposed operations. The other two existing structures will both be razed. The subject site will operate as an automobile "salvage yard"- including, as a part thereof: Class I, Class II, Class IV-A and Class IV-B Recycling Facility operations, with storage and sales of various automobile parts, recycling of automobile fluids, crushing of used automobiles, and on-site exterior auto storage. A new one-story building (11,400 square feet) will be erected, at the south end of the property, which will contain the facility's car crushing operations. There will also be a total of one-hundred (100) parking spaces located on-site. The existing one-story building is concrete and steel in construction and will measure 28'-0" (approx.) in height

**NO. 18660 T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (02-10-16)**  
**DOCUMENT #02016-651**

**Common Address:** 2041-59 W. Race Ave./511-19 N.Hoyne Ave.

**Applicant:** Guardian Properties, LLC

**Owner:** Edward Simon

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RS-3 Residential Single-Unit (Detached House) District to B2-1.5 Neighborhood Mixed-Use District

**Purpose:** Eight single family homes, three stories (40.5 ft) in height containing approximately 3,300 sq ft and an attached two car garage in the rear.

**NO. 18674 T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (02-10-16)**  
**DOCUMENT #02016-666**

**Common Address:** 1032-1042 W. Fulton Market

**Applicant:** 1032 W. Fulton Market Condominium, LLC

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

**Attorney:** Rich Klawiter and Katie Jahnke Dale of DLA Piper LLP (US)

**Change Request:** C1-1 Neighborhood Commercial District to C1-5 Neighborhood Commercial Zoning District

**Purpose:** The Applicant requests a rezoning of the subject property from C1-1 Neighborhood Commercial District Neighborhood Commercial District to C1-5 Neighborhood Commercial Zoning District to allow a one-story addition to an existing 3-story office building and the construction of a new 5-story office building with the 5<sup>th</sup> floor setback. The proposed development will provide a total of 9 off-street parking spaces.

**NO. 18861 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6-22-16)**  
**DOCUMENT #02016-4779**

**Common Address:** 100-136 N Carpenter Street; 1033-1057 W Randolph St; 101-137 N Aberdeen St; 1032-1056 W Washington Boulevard

**Applicant:** 110 N Carpenter St LLC

**Owner:** 110 N Carpenter St LLC

**Attorney:** Rich Klawiter and Katie Jahnke Dale

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

**Purpose:** The Applicant requests a rezoning of the subject property from the DX-3 Downtown Mixed-Use District to the DX-5 Mixed-Use District then to a Business Planned Development to permit the construction of an approximately +/-150' commercial building with a minimum of 87 parking spaces, and accessory and incidental uses.

**NO. 18866-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6-22-16)**  
**DOCUMENT #02016-4785**

Common Address: 1128 W Fry St

Applicant: Vagabond Properties LLC

Owner: Vagabond Properties LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the erection of a three-story addition. off the rear of the existing two-story residential building, which will connect to the existing detached garage, over which the Applicant is also seeking to erect a two-story addition - which will result in the establishment of a single (unified) building, at the subject site. The existing two-story residential building, with the new three-story (connector) rear addition, will continue to contain a total of three (3) dwelling units. The proposed two-story rear addition, intended for over the existing garage, which will be connected to the existing two-story building (with three-story rear addition), will contain one (1) new dwelling unit (between the 2nd thru 3<sup>rd</sup> floors) - for a total of four (4) dwelling units to be established at the property. There will continue to be onsite parking for a total of three (3) vehicles, within the floor of the garage, off the rear of the property. Due to its close proximity to the CTA Blue Line Station, the Applicant is seeking a reduction in the amount of required parking, at the site, from four (4) spaces to three (3) spaces - pursuant to the Transit Oriented Development (TOD) Ordinance. The new additions will be masonry in construction, to match the existing structures, and will measure 38 feet in height.

**NO. 18747 (29<sup>th</sup> 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. 18721-T1 (31<sup>st</sup> WARD) ORDINANCE REFERRED (4-13-16)**  
**DOCUMENT #02016-2594**

**Common Address:** 4001-4059 W Diversey; 4018-4058 W Parker; 2733-2759 N Karlov; 2748-2758 N Pulaski

**Applicant:** The Fields Retail LLC

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

**Attorney:** Kevin Wolfberg

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to C2-1 Motor Vehicle Related Commercial District

**Purpose:** to allow for a proposed commercial development containing three retail buildings with a total square footage of 56, 136 sq.ft. with 172 parking spaces

**NO. 18779 (31<sup>st</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3896**

**Common Address:** 2662 N Cicero Ave

**Applicant:** Michael Motors Ltd d/b/a Windy City Motors

**Owner:** MAC Series Two, LLC 2662

**Attorney:** Pericles Abbasi

**Change Request:** B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related Commercial District

**Purpose:** After the rezoning, the property will continue to be used as an Automobile dealership and repair shop. No changes will be made to the existing one-story 14,700 square foot commercial office/showroom/repair garage building. There will be no dwelling units. There is not now and will not be customer parking(only inventory car parking on the commercial lot).

**NO. 18772-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3893**

**Common Address:** 2465 N Clybourn

**Applicant:** I.L. Properties LLC

**Owner:** I.L. Properties LLC

**Attorney:** Paul Kolpak

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

**Purpose:** The applicant wishes to build a 3-story building with basement, a roof top deck and a 3- car detached garage, no commercial space. Height of the building: 39'10".

**NO. 18404 T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT #O2015-4624**

**Common Address:** 1868-78 North Milwaukee Avenue

**Applicant:** Michael Cordaro

**Owner:** Michael Cordaro

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B3-3 Community Shopping District and B2-2 Neighborhood Mixed-Use District to B3-5 Community Shopping District

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new six-story mixed-use building, with commercial space and parking at grade level and dwelling units above. The new proposed building will contain two commercial/retail spaces (2,638 square feet and 2,082 square feet), fronting Milwaukee Avenue, at grade level, with thirty-eight dwelling units (apartments) above (Floors 2-6). There will also be garage parking for nine (9) vehicles located within the rear (grade level) of the proposed new building and twelve (12) exterior parking spaces located at the rear of the building, for a total of twenty-one (21) on-site parking spaces. The proposed new building will measure 76'-5" in height and be masonry in construction, with glass and wood accents

**NO. 18858 (32<sup>nd</sup> 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. 18712 (35<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1637**

**Common Address:** 3545 W Palmer St.

**Applicant:** 3545 Palmer LLC

**Owner:** 3545 Palmer LLC

**Attorney:** Andrew Scott

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

**Purpose:** The applicant proposes to redevelop the vacant building to permit three dwelling units and no commercial space. The project will also include approximately three off street parking spaces. The height shall remain unchanged at three stories.

**NO.18521 (40<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6411**

**Common Address:** 5550 N Ashland

**Applicant:** AB Marathon Ltd.

**Owner:** AB Marathon Ltd.

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RS3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

**Purpose:** The Applicant is seeking a zoning amendment in order to permit a one-story addition to the existing motor vehicle repair building located at the subject property. The proposed building addition will contain 220 sq. ft. of total building area. The building addition will contain a third automobile repair bay on site. The proposed addition will be approximately 17 ft. in height and match the existing building's height. The ten (10) onsite parking spaces will remain without change. The gasoline pumping island and canopy will remain without change

**NO. 18710 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1635**

**Common Address:** 430-438 N LaSalle St; 142-50 W Hubbard St

**Applicant:** PG Development LLC

**Owner:** Hubbard LaSalle LLC

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

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

**Purpose:** a 17 story 200 mixed use building containing retail space on the ground floors and 199 room hotel on the upper floors

**NO. 18657 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (02-10-16)**  
**DOCUMENT #02016-648**

**Common Address:** 701-711 N. Orleans St.; 300-330 W. Huron St.; 700-710 N. Franklin St.

**Applicant:** JFJ 300 Huron LLC

**Owner:** 701-707 N. Orleans LLC

**Attorney:** Meg George at Neal and Leroy LLC

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

**Purpose:** Applicant intends to develop the vacant lot into a 24 story (298' high) residential building with approximately 71 dwelling units, 71 accessory parking spaces, 13,000 sq ft of commercial space

**NO. 18689 (44<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1614**

**Common Address:** 450-454 W Belmont Ave

**Applicant:** 450 W Belmont Properties LLC

**Owner:** John G. Crowley

**Attorney:** Katriina McGuire/ Thompson Coburn LLP

**Change Request:** RM-6.5 Residential Multi Unit District to a Residential Planned Development

**Purpose:** 179 ft tall multi-family residential dwelling unit building with 95 dwelling units, 50 parking spaces, and 95 bicycle parking spaces

**NO. 18874 (48<sup>th</sup> WARD) ORDINANCE REFERRED (6-22-16)**  
**DOCUMENT #02016-4800**

**Common Address:** 6250 N Sheridan Road and 6217-21 N Kenmore Ave

**Applicant:** Convent of the Sacred Heart of Chicago IL

**Owner:** Convent of the Sacred Heart of Chicago IL

**Attorney:** Joe Gattuso

**Change Request:** Institutional Planned Development No. 788 and RM-6 Residential Multi Unit District to Institutional Planned Development as amended

**Purpose:** The property will continue to be used as a school including related and accessory uses.