

**Deferred Agenda
Committee on Zoning, Landmarks & Building Standards
April 26, 2016**

**NO. 18643 (1st WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-634**

Common Address: 1301 N. Western Ave., Chicago, IL

Applicant: Western Developers Inc.

Owner: Western Developers Inc.

Attorney: Law Offices of Samuel V.P. Banks

Change Request: C2-2 Motor Vehicle-Related 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 four-story residential building at the subject site. The new proposed building will contain one (1) business live/work unit at grade level and three (3) dwelling units above (one unit each on the 2nd thru 4th Floors). The new proposed building will also provide interior parking for four (4) vehicles below grade level. The new proposed building will be masonry in construction with aluminum accents and measure 49'-10" in height.

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**NO.18544 (1st WARD) ORDINANCE REFERRED (10-14-15)
DOCUMENT #02015-7342**

Common Address: 1714-22 W Division St.

Applicant: 1714 W Division Owners LLC

Owner: 1714 W Division Owners LLC

Attorney: Rolando Acosta

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

Purpose: The Applicant proposes an interior remodeling and the addition of a fourth story to the existing three story building. This mixed-use building will have 25 , residential dwelling units, zero automobile parking spaces pursuant to TOD, 25 bicycle parking spaces, approximately 6,426 square feet of retail space and no loading berth. The height of the proposed building is 55 feet

NO. 18667 T1 (1st WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-658

Common Address: 2074 N. Milwaukee, Chicago, IL

Applicant: Milwaukee LLC

Owner: Milwaukee LLC

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

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

Purpose: To construct a three story mixed use building with 1,125 sq ft of retail on the ground floor and dwelling units on floors 2 and 3 for a total of four dwelling units with 2 parking spaces

NO.18573-T1 (1st WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8033

Common Address: 2435-49 N Western Ave; 2361 W Altgeld

Applicant: 2435 N Western LLC

Owner: Network 2435 Western LLC

Attorney: Law Office of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District

Purpose: The applicant proposes a four-story masonry building containing 2830 sq.ft. of retail space at grade and a total of thirty-six (36) dwelling units. Thirty (30) on-site parking spaces will be located within the proposed building. The proposed building will be masonry in construction and will measure 49'8" in height. The Applicant will seek Variations to reduce the on-site parking requirement for the proposed building; to reduce the minimum lot area requirement; and to reduce the rear setback requirement. No loading will be provided; the Applicant will seek a loading Variance

NO. 18647 (2nd WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-638

Common Address: 56 W. Huron St., Chicago, IL

Applicant: 56 W. Huron LLC

Owner: The Michael Flowers Living Trust, Dated April 24, 2014

Attorney: Law Offices of Samuel V.P. Banks

Change Request: DX-5 Downtown Mixed-Use District to DX-7 Downtown Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new thirteen-story all residential building at the subject site. The existing one-and-two story building will be razed. The proposed building will contain a total of eleven (11) dwelling units. A residential lobby and interior parking for eleven (11) vehicles will be located at grade level with the dwelling units located above (Floors 2 thru 13). The new proposed building will be masonry glass and steel in construction and measure 154'-11" or less in height.

NO.18503 (4th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6394

Common Address: 920-1006 S Michigan Ave and 1011-1015 S Wabash Ave

Applicant: 1000 South Michigan Equities LLC

Owner: Please see application for list of owners

Attorney: John George, Schuyler Roche & Crisham PC

Change Request: DX-12 Downtown Mixed Use District and DX-16 Downtown Mixed Use District to DX-16 Downtown Mixed Use District and then to a Residential Business Planned Development

Purpose: to permit the construction of 86 story residential tower building with a height of 933' containing 506 dwelling units, ground floor retail space and 598 accessory parking spaces with the existing office building to remain.

NO.18493 (27th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6384

Common Address: 111-19 S Peoria Street; 110-20 South Green Street

Applicant: LG Development Group LLC

Owner: Victor J Cacciatore Revocable Trust & Charlotte R. Cacciatore Revocable Trust

Attorney: Michael Ezgur

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

Purpose: Development of a nine story plus penthouse. 115 feet tall, residential building, consisting of 95 residential dwelling units. 99 parking spaces and one loading berth.

NO. 18642 T1 (27th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-617

Common Address: 847-861 North Larrabee St., Chicago, IL

Applicant: Affito Domus Vendita LLC

Owner: Affito Domus Vendita LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: B2-5 Neighborhood Mixed-Use District to a B2-5 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking to amend the previously approved Type 1 Rezoning in order to redevelop the subject property (Parcel 1 and Parcel 2) with two (2) new mixed-use buildings, pursuant to a new set of plans. Pursuant to the new proposed plans, Parcel 1 will be redeveloped with a new four-story mixed-use building, which will contain three (3) commercial spaces (1,072 sq ft; 3,042 sq ft, and 959 sq ft) and thirty eight (38) interior parking spaces, at grade level, with forty -two (42) dwelling units – above (on Floors 2 thru 4). Parcel 2 will be redeveloped with a new four-story mixed use building which will contain one commercial space (824 sq ft) and one dwelling unit, at grade level, and six (6) dwelling units- above (on Floors 2 thru 4) – for a total of seven (7) dwelling units. Exterior parking for three (3) vehicles will also be provided, at the rear of Parcel 2. Each new proposed building will be masonry and glass in construction and measure 47'-6" in height.

NO. 18666 T1 (27th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-657

Common Address: 710-716 N. Racine

Applicant: 710 Racine LLC

Owner: 710 Racine LLC

Attorney: William J.P. Banks

Change Request: RS-3 Residential Single-Unit (Detached House) District and M1-2 Limited Manufacturing/Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: To allow for a proposed 5 story 15 dwelling unit building with 15 parking spaces. The height of the building will be 53'2" with no commercial space.

NO.18266 (46th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-50

Common Address: 3911-3985 North Milwaukee Ave; 4671-4777 West Irving Park Road

Applicant: CSD Six Corners LLC (See Application for list of LLC Members)

Owner: CSD Six Corners LLC (See Application for list of LLC Members)

Attorney: Kevin Wolfberg

Change Request: B1-1 Neighborhood Shopping District to B3-3 Community Shopping District and then to a Business Planned Development

Purpose: The proposed use is a 4 story vertical retail center containing 196,240 square feet of retail with 473 parking spaces. The Planned Development will also include a 5,000 square foot financial Institution containing 29 parking spaces