

DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
AUGUST 30, 2017

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CITY CLERK

NO. 19149 (27th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2166

Common Address: 312-328 N Carpenter Street; 1033-1043 W Carroll Ave

Applicant: MC ASB 312 Carpenter LLC

Owner: MC ASB 312 Carpenter LLC

Attorney: DLA Piper

Change Request: M2-3 Light Industry District and C1-3 Neighborhood Commercial District to DX-3 Downtown Mixed Use District and then to a Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the M2-3 Light Industry District to the DX-3 Downtown Mixed-Use District then to a Business Planned Development to permit the construction of a 7-story commercial building with a minimum of 30 parking spaces. The building will contain ground floor retail uses with office space above, together with accessory and incidental uses. The Applicant will seek a parking reduction for transit-served locations. The Property is under 1,320 feet from the Morgan Street CTA station entrance.

NO. 19150 (27th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2168

Common Address: 158-184 N Ada Street/ 1353-1367 W Lake St

Applicant: MP 158-174 Ada, LLC

Owner: 158 N Ada, LLC and 172 N Ada LLC

Attorney: DLA Piper

Change Request: C1-3 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the C1-3 Neighborhood Commercial District to the DX-5 Downtown Mixed-Use District then to a Residential-Business Planned Development to permit the construction of an approximately 10-story residential building containing approximately 263 dwelling units and approximately 101 parking spaces with ground floor commercial and retail uses, accessory parking and accessory and incidental uses.

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. 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. 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.