

**DEFERRED AGENDA**  
**COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS**  
**NOVEMBER 14, 2013**

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**NO. A-7932 (44<sup>th</sup> WARD) ORDINANCE REFERRED (7/24/13)**  
**DOCUMENT # O2013-5603**

**Common Address:** 3469-75 North Clark Street

**Applicant:** Alderman Thomas Tunney

**Change Request:** B3-5 Community Shopping District to B3-2 Community Shopping District

**NO. A-7939 (30<sup>th</sup> WARD) ORDINANCE REFERRED (9-11-13)**  
**DOCUMENT # O2013-6231**

**Area bounded by:** A line 54' north of and parallel to West Patterson Avenue; North Cicero Avenue; a line 58.15' south of and parallel to West Patterson Avenue; the alley next west of and parallel to North Cicero Avenue

**Applicant:** Alderman Ariel Reboyras

**Change Request:** B3-1 Community Shopping District and C1-1 Neighborhood Commercial District to C2-1 Motor Vehicle Related Commercial District

**NO. A-7916 (11<sup>th</sup> WARD) ORDINANCE REFERRED (6/26/13)**  
**DOCUMENT # O2013-5435**

**Common Address:** 2618-20 South Green Street; 842-48 West 27<sup>th</sup> Street; 810-822 West 27<sup>th</sup> Street; 2615 South Peoria Street

**Applicant:** Alderman James Balcer

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**NO. 17740 (47<sup>th</sup> WARD) ORDINANCE REFERRED (5/8/13)**  
**DOCUMENT # O2013-3341**

**Common Address:** 2500-2650 and 2619-2637 West Bradley Place

**Applicant:** Bradley Place Holdings LLC (See application for list of LLC members)

**Owner:** (See application for list of owners)

**Attorney:** Donna Pugh of Foley & Lardner

**Change Request:** Waterway Manufacturing Planned Development NO. 439, M1-1 Limited Manufacturing/ Business Park District and M2-2 Light Industry District to M2-2 Light Industry District and then to Waterway Manufacturing Planned Development NO. 439, as amended

**Purpose:** To add 2500-2628 and 2619-2637 West Bradley Place to the existing Waterway Manufacturing Planned Development. The property will be used for a variety of uses, including warehousing, distribution, office, sports and recreation, parking, and other uses allowed in the Planned Development.

**NO. 17781 (44<sup>th</sup> WARD) ORDINANCE REFERRED (7/24/13)**  
**DOCUMENT # O2013-5511**

**Common Address:** 3515-49 North Clark Street; 1001-29 West Addison Street; 3546-58 North Sheffield Ave

**Applicant:** M & R Development LLC (See application for list of LLC members)

**Owner:** (See application for list of owners)

**Attorney:** Jack George of Schuyler, Roche & Crisham

**Change Request:** Residential Business Planned Development No 1164 to Residential Business Planned Development No 1164, as amended

**Purpose:** A mixed use building consisting of 8 stories at its highest level of 93 feet containing 148 dwelling units, 169,000 square feet of commercial space and 493 on site parking spaces.

**NO. 17758 (37<sup>th</sup> WARD) ORDINANCE REFERRED (6/26/13)**  
**DOCUMENT # O2013-4943**

**Common Address:** 5337-5357 West Grand Avenue

**Applicant:** Noble Network of Charter Schools

**Owner:** Rubenstein Lumber Co.

**Attorney:** Graham Grady

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to C3-1 Commercial, Manufacturing and Employment District and then to a Institutional Planned Development

**Purpose:** The use will be a new charter school and will contain class rooms; lab space; a multi-purpose athletic field; gym; and administrative offices. There will be 39 parking spaces on site. The tallest portion of any building is 43'. No residential or commercial space.

**NO. 17807 (26<sup>th</sup> WARD) ORDINANCE REFERRED (9-11-13)**  
**DOCUMENT # O2013-6079**

**Common Address:** 510-520 North Western Avenue

**Applicant:** Logan Square Development, Inc. (Bogdan Popovych)

**Owner:** Grand & Western Properties LLC

**Attorney:** Law Offices of Mark J Kupiec & Assoc

**Change Request:** C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

**Purpose:** To build a mixed-use building with commercial use (retail/office) on the ground floor (approx. 2,000 sq. ft.) and 24 dwelling units above; 24 parking spaces; height 65'

**NO. 17808-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (9-11-13)**  
**DOCUMENT # O2013-6080**

**Common Address:** 2404-2426 West Grand Avenue

**Applicant:** Logan Square Development Inc. (Bogdan Popovych)

**Owner:** Grand & Western Properties

**Attorney:** Law Offices of Mark J Kupiec & Assoc

**Change Request:** C1-2 Neighborhood Commercial District to C1-5 Neighborhood Commercial District

**Purpose:** To build mixed-use building with commercial (retail/office) use on the ground floor (approx. 16,545 sq. ft.) and 78 dwelling units above; 59 parking spaces; height 70'

**NO. 17685 (14<sup>th</sup> WARD) ORDINANCE REFERRED (3/13/13)**  
**DOCUMENT # O2013-1581**

**Common Address:** 5001-5009 S Lawndale Ave, 5013-5065 S Lawndale Ave, 3610-3654 W 51st St, 5019 S Central Park Ave, 5001 S Millard Ave, 3654 W 50th St, 4933 S Millard Ave, 5015 S Millard Ave, 5000-5064 S Millard, 3605-3623 W 50th St, 3610 W 50th St, 4921 S Central Park Ave, 4922-4926 S Central Park Ave, 4925 S Millard Ave and 3646-3654 W 50th St

**Applicant:** Park Place Venture LLC (See application for list of LLC members)

**Owner:** Park Place Home Owner Association (See application for list of LLC members) and Town Homes at Park Place Homes Association

**Attorney:** Chico & Nunes

**Change Request:** Residential Planned Development No 989 to RM-5 Multi Unit District and then to Residential Planned Development No. 989, as amended

**Purpose:** The zoning amendment is required in order to permit the construction of fourteen (14) three-story buildings containing a total of seventy-eight (78) affordable dwelling units and on-site parking for seventy-four (74) vehicles on the property located at 4933 S. Millard Ave.;3654 West 50<sup>th</sup> St. (Sub areas A-1 & A-2). The remainder of the property will be developed at a future date in accordance with the attached Plan of Development statements.

**NO. 17649 (1<sup>st</sup> WARD) ORDINANCE REFERRED (1/17/13)**  
**DOCUMENT # O2013-29**

**Common Address:** 2101-03 North California/ 2778-84 North Henry Court

**Applicant:** Land and Sea Department LLC (Robert McAdams, Peter Toalson, Lori Seiderman, and Jonathan Martin)

**Owner:** Gail Perez

**Attorney:** Rolando Acosta

**Change Request:** RS3 Residential Single-Unit (Detached House) District to C1-3 Neighborhood Commercial District

**Purpose:** The existing one and two story buildings with a total floor area of approximately 3,500 sq. ft. will be remodeled and used as a Tavern. No off-street parking or loading will be provided.

**NO. 17748-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (6/5/13)**  
**DOCUMENT # O2013-4163**

**Common Address:** 1537 West Fry Street

**Applicant:** KMS Development (Michael Skoulsky and Michael Kapian)

**Owner:** KMS Development (Michael Skoulsky and Michael Kaplan)

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

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

**Purpose:** The existing two-story single-family home will be razed. The proposed zoning amendment will allow the Applicant to redevelop the site with a new three-story (with basement), three-unit, all residential building (approx. 4,718 sq. ft.). The proposed new building would offer a detached, three-car garage (with rooftop deck) at the rear of the lot. The proposed new building would also offer a roof top deck and private balconies off of the front of the dwelling units located on the (elevated) 1<sup>st</sup> floor and the 2<sup>nd</sup> floor. The proposed building will be all masonry and steel construction and measure 44'-10" in height.