

**DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
DECEMBER 6, 2018**

RECEIVED
#3

2018 DEC -4 AM 9: 38

OFFICE OF THE
CITY CLERK

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE -

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2018-442	27	1512 N Fremont St	Fremont Chicago LLC

MAP AMENDMENTS

NO. 19728 (2nd WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5980

Common Address: 1425 West Walton Street

Applicant: 1425 W Walton LLC

Owner: Martin Hernandez and Luis Hernandez

Attorney: Law Office of Mark J. Kupiec & Assoc

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

Purpose: To demolish the existing building and build a new 3 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; 3 story, height; 37 feet 9 inches

NO. 19797 (4th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6974

Common Address: 700-12 East 41st St

Applicant: Red Van Construction

Owner: Red Van Construction

Attorney: Law Office of Mark J Kupiec

Change Request: C1-2 Neighborhood Commercial District to RM5 Residential Multi Unit District

Purpose: To build 7 new townhouses, 13 parking spaces, no commercial space; 2 story, Height: 36 feet

NO. 19694 (25th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4966

Common Address: 1044-1052 W Van Buren St

Applicant: Tandem Partners LLC

Owner: See application for list of owners

Attorney: Katriina McGuire c/o Thompson Coburn LLP

Change Request: DS-3 Downtown Service District to DX-7 Downtown Mixed Use District and then to a Residential Business Planned Development

Purpose: A proposed development of a 21-story, 231' tall mixed use building with 201 residential dwelling units and ground floor retail space, and 73 parking spaces, located within 663' from the CTA Halsted Street Blue Line entrance.

NO. 19695 (25th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4967

Common Address: 1115-1143 W Van Buren ST

Applicant: Tandem Partners LLC

Owner: Chicago Auto Center LTD

Attorney: Katriina McGuire c/o Thompson Coburn LLP

Change Request: DS-3 Downtown Service District to DX-7 Downtown Mixed Use District and then to a Residential Business Planned Development

Purpose: Proposed development of a 24-story, 258' tall mixed use building with 210 residential dwelling units and ground floor retail, with 7 parking spaces and located 410' from the CTA Racine Blue Line Station entrance. The existing office building and parking spaces located at 1133-43 W Van Buren will remain.

NO. 19659-T1 (27th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4018

Common Address: 1511 N Sedgwick St

Applicant: 1511 Sedgwick, LLC

Owner: 1511 Sedgwick, LLC

Attorney: Law Office of Mark J Kupiec

Change Request: C1-3 Neighborhood Commercial District to B2-5 Neighborhood Mixed Use District

Purpose: To build a new 4 story, 7 dwelling unit residential building; no parking - Transit Served Location; approximately 570 square feet of commercial space; height: 50'-6"

NO. 19647 (28TH WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3797

Common Address: 2600 W Ogden Ave; 1347-1425 S Fairfield; 2702-24 W 14th St;
1256-1368 S Talman Ave, 1257-1411 S Washtenaw Ave, 1348-
1412 S Fairfield Ave, 1355-1365 S Talman Ave, 2604-2726 W
Ogden Ave and 2703-2724 W 14th St

Applicant: The Habitat Company LLC

Owner: Mount Sinai Medical Center

Attorney: Scott Borstein

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to
B3-3 Community Shopping District and B3-3 Community
Shopping District to a Residential Business Planned
Development

Purpose: A new mixed use development with commercial, retail, hotel
and residential uses, including affordable housing, within 2-5
story buildings with a capacity for approximately 384
residential units and 547 parking spaces and approximately
500,000-600,000 square feet of total development.

NO. 19469 (30TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8978

Common Address: 3310 N Harding Ave

Applicant: Arthur Kiwacz

Owner: Arthur Kiwacz

Attorney: Gordon & Pirkarski

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential
Two-Flat, Townhouse and Multi-Unit District

Purpose: the property will be used as three residential dwelling units
provide three parking spaces provide no commercial space
and reach a height of 38 feet

NO. 19753 (33RD WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6005

Common Address: 2951 West Belmont Ave., Chicago

Applicant: Carlos Ceja and Jennith M. Mascardo

Owner: Carlos Ceja and Jennith M. Mascardo

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: B3-1 Community Shopping District to B3-2 Community
Shopping District

Purpose: To demolish the existing building and build a new 4 story,
mixed-use building with commercial on the ground
floor (approximately 1,606 square feet) and 3 dwelling units on
the upper floors 3 parking spaces; 4 story, height 46 feet 10 ½
inches.

NO. 19817 (42nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7736

Common Address: 110 N Wacker Ave

Applicant: 110 N Wacker Titleholder LLC

Owner: 110 N Wacker Titleholder LLC

Attorney: John George/ Chris Leach, Akerman LLP

Change Request: Waterway Business Planned Development No. 1369 to Waterway Business Planned Development No. 1369, as amended

Purpose: To increase the building FAR square footage by 50,000 sf. to allow the construction of a 55 story 820 foot tall office building with retail on the ground floor and up to 87 on-site parking spaces.

NO. 19723-T1 (43rd WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4986

Common Address: 800-04 W Altgeld/ 2500-10 N Halsted Street

Applicant: 800 Altgeld LLC

Owner: 800 Altgeld LLC

Attorney: Rolando Acosta

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-3 Community Shopping District to B3-3 Community Shopping District

Purpose: The subject property measures 5,499 square feet and is improved with a two and a half story mixed-use Building, a two and three story mixed-use Building, and a two and a half story residential Building. The Applicant proposes to demolish the existing buildings and seeks the rezoning to allow construction of a five-story (55.00 feet in height) mixed-use building containing ground floor commercial space and 14 residential dwelling units on the upper floors. There will be four parking spaces per the Transit-Served Location provisions of the Chicago Zoning Ordinance and no loading.

NO. 19811-T1 (44th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6988

Common Address: 901-915 W School St and 3264-3270 N Clark St

Applicant: 3264 Clark LLC

Owner: 3264 Clark LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-3 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is proposing to develop the surface parking lot located at 913 W. School St. with a new five-story residential building containing twenty-two (22) residential units (18 typical dwelling units and 4 efficiency units). The proposed building will measure 57 feet-5 inches in height and be masonry in construction. The proposed building will be supported by twelve (12) onsite parking spaces and sixteen (16) bicycle parking spaces. The Applicant is also proposing to convert one (1) retail unit located below the second floor of the existing mixed-use building at 3264-70 N. Clark St./901 W. School St. to a residential unit (30 residential units being increased to 31 residential units). The existing mixed-use building at 3264-70 N. Clark St./901 W. School St. will otherwise remain without change with respect to total floor area and building height. The subject property is located within 506 feet of the Belmont Ave. CTA Station and is therefore eligible as a Transit Oriented Development.

NO. 19826 (47th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7757

Common Address: 4325-4343 N Ravenswood Ave

Applicant: Nevermore Ventures LLC

Owner: Nevermore Ventures LLC

Attorney: Michael Ezgur

Change Request: M1-2 Limited Manufacturing District to C3-5 Commercial, Manufacturing and Employment District and C3-5 Commercial, Manufacturing and Employment District to a Business Planned Development

Purpose: The Applicant proposes to convert the two existing buildings 4325 and 4343 North Ravenswood Avenue to restaurant, venue and private club uses and to eliminate any required parking pursuant to the Transit Served Location provisions of the Chicago Zoning Ordinance