

Deferred Agenda
Committee on Zoning, Landmarks & Building Standards
April 13, 2015

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NO. A-8075 (12th WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT # O2014-9811

Common Address: The North line of vacated West 45th Street; South Wolcott Avenue; West 46th Street; and South Damen Ave and the center line where no street exists

Applicant: Alderman George Cardenas

Change Request: PMD #8 to C3-2 Commercial, Manufacturing and Employment District

NO. A-8088 (27th WARD) ORDINANCE REFERRED (1/21/15)
DOCUMENT # O2015-136

Common Address: 331-337 North Morgan St.

Applicant: Alderman Walter Burnett Jr.

Change Request: PMD-4A the Kinzie Planned Manufacturing District to M2-3 Light Industry District

NO.18185 (1st WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8024

Common Address: 2328-2340 North California Ave

Applicant: Savoy R.E. Development (Enrico Plati)

Owner: Albany Bank and Trust Agreement #11-4664

Attorney: Katriina McGuire, Schain Banks

Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District and then to a Residential Business Planned Development

Purpose: To allow for a transit oriented development that is 5 stories tall with 56 dwelling units, 18 parking spaces and retail on the ground floor.

NO.18236 (1st WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9706

Common Address: 2412 West Lyndale Street

Applicant: NBM Ventures LLC (Rostislav Babel)

Owner: Julio Arce

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To demolish the existing building and build a new 3 story, 4 dwelling unit residential building: 4 parking spaces: no commercial space: 3 story, height 38'

NO.18276(1ST WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-60

Common Address: 618-622 North Ashland Ave

Applicant: Ashalnd Condos Inc. (See Application for list of LLC Members)

Owner: (See Application for list of Owners)

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To convert the existing commercial unit on the ground floor into an additional dwelling unit, for a total of 4 dwelling units within the existing building: 4 parking spaces: no commercial space: existing 4 story.— existing height: 49'-10". no change proposed.

NO.18231 (17TH WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9700

Common Address: 6900-7058 South Ashland Ave

Applicant: DCR Management LLC (Suhail Fakouri)

Owner: DCR Management LLC (Suhail Fakouri)

Attorney: Law Office of Samuel VP Banks

Change Request: Business Planned Development No. 859 to Business Planned Development No. 859, as amended

Purpose: The applicant seeks an amendment to the Planned Development to permit packaged goods liquor sales within the existing retail shopping center with 235 on-site parking spaces. There are no dwelling units on site, and 165,806 square feet of commercial space is permitted on site. No new buildings are proposed and the height of the existing buildings w-ill remain unchanged.

NO.18279 (22nd WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-63

Common Address: 4401-4559 W 26th Street; 2600-2702 S Kostner Ave; 2740-3018 S Kilbourn Ave; 4500-4558 W 30th Street; 4501-4559 W 30th Street

Applicant: Unilever Manufacturing Inc (See Application for list of LLC Members)

Owner: Primestor Little Village LLC

Attorney: David Riefman

Change Request: M1-2 Limited Manufacturing/ Business Park District, M2-2 Light Industry District and C2-3 Motor Vehicle Related Commercial District to M1-2 Limited Manufacturing/ Business Park District and then to an Industrial Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the M2-2 Light Industry District. M1-2 Limited Manufacturing/Business Park District and C2-3 Motor Vehicle-Related Commercial District to the M1-2 Limited Manufacturing/Business Park District then to an Industrial Planned Development to allow for construction of an approximately 195,637 square foot manufacturing facility containing up to 2.2 FAR, and manufacturing, office and other uses allowed in the M1-2 Limited Manufacturing/Business Park District

NO.18227 (27TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #O2014-8815

Common Address: 801-811 West Fulton Market and 222-232 North Halsted

Applicant: Dufrense Capital Partners LLC (See Application for list of LLC Members)

Owner: Dufrense Capital Partners LLC (See Application for list of LLC Members)

Attorney: DLA Piper LLC

Change Request: C2-5 Motor Vehicle Related District and C1-1 Neighborhood Commercial District to C2-5 Motor Vehicle Related District and then to a Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the C2-5 Motor Vehicle-Related Commercial District and C1-1 Neighborhood Commercial District to the C2-5 Motor Vehicle- Related Commercial District and then to a Business Planned Development to allow an approximately 7-story, 79'1" tall commercial building containing up to 5.0 FAR, approximately 8,278 square feet of retail on the ground floor, approximately 59,447 square feet of office on floors 1-6, 12 parking spaces, a rooftop patio and accessory uses, as set forth in the enclosed project narrative and plans.

NO.18252-T1 (27TH WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9729

Common Address: 873 North Sedgwick Street/ 355-57 West Locust Street

Applicant: The Catholic Bishop of Chicago, Josephine Lucas, 873 Sedgwick LLC, North Avenue Investments LLC

Owner: The Catholic Bishop of Chicago, Josephine Lucas, 873 Sedgwick LLC, North Avenue Investments LLC

Attorney: Chico & Nunes

Change Request: B2-5 Neighborhood Shopping District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-5 Neighborhood Shopping District

Purpose: The existing buildings will be demolished. The zoning amendment is required in order to permit the construction of a new 6 story residential building containing fifty dwelling units and interior on-site parking for fifty eight vehicles.

NO. 17859 (30th WARD) ORDINANCE REFERRED (10-16-13)
DOCUMENT # O2013-7557

Common Address: 4737 W Warwick Avenue

Applicant: Robert Egan

Owner: Robert Egan

Attorney: Meg George, Neal & Leroy

Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

Purpose: To have a three dwelling unit residential building comply with the Chicago Zoning Ordinance

NO.18177 (40TH WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8016

Common Address: 6040-6060 N Western Ave; 6045-6109 North Artesian Ave

Applicant: Michael Roberts Enterprises Inc. and 5657 Broadway LLC (Robert Loquercio)

Owner: Z Frank, Inc., and CEF-98 Real Estate Properties LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to C2-2 Motor Vehicle related Commercial District and C2-2 Motor Vehicle related Commercial District to C2-3 Motor Vehicle Related Commercial District and then to a Business Planned Development

Purpose: The applicant seeks a zoning change to permit the development of a new building to house the existing automobile dealership. The new building will contain 182,127 square feet of commercial space and onsite parking will be provided for 222 vehicles. The proposed building will rise to a height of 64'-10". No Dwelling units are proposed