

DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
OCTOBER 23, 2017

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OFFICE OF THE
CITY CLERK

NO. A-8321 (38th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT # O2017-4126

Common Address: 4001-4201 N Oak Park Ave
Applicant: Alderman Nicholas Sposato
Change Request: RS2 Residential Single-Unit (Detached House) to a n Institutional Planned Development

NO. 19077-T1 (2nd WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT #O2016-8655

Common Address: 1538 W Thomas
Applicant: Vladimir Zeleni
Owner: Ernest Rubio
Attorney: Stephen Berrios
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District
Purpose: 4 story, 3 unit, residential building, with three concrete pads in the rear of the lot for parking

NO. 19308-T1 (2nd WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5491

Common Address: 1420 W Chestnut St
Applicant: 1420 W Chestnut LLC
Owner: Jesus & Carmen Lucena
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District
Purpose: To demolish the existing building and build a new 4 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; 4 story, height: 44 feet 11 inches

NO. 19326 (14TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5519

Common Address: 3507 W 51st ST

Applicant: Conor Commercial Real Estate LLC
Owner: Grand Trunk Western Railroad Company
Attorney: Chico & Nunes
Change Request: Manufacturing Planned Development No. 545 to Manufacturing Planned Development No. 545, as amended
Purpose: Applicant plans to build a new 1 story, multi-tenant warehouse/distribution facility. The warehouse will be approximately 316,550 square feet and 40 feet high. There will be on-site parking for approximately 197 automobiles and 71 trailers. There will be 53 dock doors and 4 drive in doors

NO. 19189 (25th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3197

Common Address: 845-55 W Adams; 201-39 S Peoria St./ 844-54 W Jackson Blvd

Applicant: V211PeoriaPark, LLC
Owner: See application for list of owners
Attorney: Michael Ezgur
Change Request: DS3 Downtown Service District to DX-7 Downtown Mixed Use District and then to a Residential Business Planned Development
Purpose: The Applicant proposes to retain the existing building at 850 West Jackson Boulevard containing approximately 11,353 square feet of ground floor commercial space and approximately 94,070 square feet of office space and twenty-one parking spaces, and construct a new seventeen-story, mixed-use building, consisting of approximately 13,000 square feet of ground floor commercial space, 258 residential dwelling units, 172 automobile parking spaces, 258 bicycle parking spaces and one loading berth. The height of the proposed building is 185 feet.

NO. 19103-T1 (25th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-153

Common Address: 112 S Sangamon Street
Applicant: 112 S Sangamon LLC
Owner: 112 S Sangamon LLC
Attorney: Thomas Raines
Change Request: DS3 Downtown Service District to DX-5 Downtown Mixed-Use District
Purpose: A five story masonry building with 24,000 sf of office space on floors 1-4 and a 3,876 sq ft single dwelling unit with a 1,100 sf open air deck on the fifth floor with a total height 75'10" with one parking space on premises

NO. 19367-T1 (25th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6198

Common Address: 3204-3260 S Archer Ave and 3223-3233 S Wood St

Applicant: Skyriver Archer Development LLC

Owner: See application for owner

Attorney: Mara Georges

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3
Neighborhood Mixed-Use District

Purpose: One commercial building (approximately 3,600 sf) , 6 parking spaces; One commercial building (approximately 7,428 sf) , 19 parking spaces; Two mixed-use building s each with first floor commercial space (approximately 3,400 sf commercial space), 24 dwelling units , 27 parking spaces, approximately 47 feet 8 inches high (to top of parapet) .

NO. 19368-T1 (25th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6199

Common Address: 3172-3178 S Archer Ave

Applicant: Skyriver Archer Development LLC

Owner: See application for owner

Attorney: Mara Georges

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3
Neighborhood Mixed-Use District

Purpose: A mixed-use building with first floor commercial space (approximately 3,400 sf) , 24 dwelling units, 32 parking spaces, approximately 47 feet 8 inches high (to top of parapet) .

NO. 19358 (26th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6189

Common Address: 1617 N Spaulding

Applicant: Arthur Kiwacz

Owner: Arthur Kiwacz

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-4.5
Residential Multi Unit District

Purpose: The Property will be used for 6 residential dwelling units with 6 parking The property will be use spaces, no commercial space

NO. 19188 (27th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3196

Common Address: 101-125 N May St; 118-124 N Aberdeen Street; 1112-1124 W Washington Blvd

Applicant: 113 May LLC

Owner: Please see application for List of Owners

Attorney: DLA Piper

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

Purpose: Approx. 19 story mixed use building with ground floor retail/ commercial and hotel uses above containing a minimum 41 parking spaces, and accessory and incidental uses

NO. 19141-T1 (27th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-1926

Common Address: 719-21 N Elizabeth Street

Applicant: Jimmy Lopez

Owner: Jimmy Lopez

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To demolish the existing building and build a new 4 story, 5 dwelling unit residential building; 5 parking spaces; no commercial space; height: 43 ft 4 inches

NO. 19250 (28th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3852

Common Address: 801-939 S Ashland Ave; 1532-1554 W Taylor St; 1501-1555 W Polk St; 800-926 S Laflin St

Applicant: GRE Medical District City Apartments LLC

Owner: Campus Green Townhouse Corporation

Attorney: Mara Georges, Daley and Georges

Change Request: Planned Development No. 66 to B2-5 Neighborhood Shopping District, and then to Planned Development No. 66, as amended

Purpose: the existing townhouse site and existing 410 unit apartment building will remain. The applicant proposes to build a new 254 unit, 19 story residential building, with approx. 28,000 sq.ft. first floor retail and approx. 245 parking spaces

NO. 19352 (31st WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6183

Common Address: 2858 N Long Ave

Applicant: Sumit Basu

Owner: Sumit Basu

Attorney: Timothy Rowells

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

Purpose: 3-unit residential apartment building. Adding 3rd dwelling unit in existing building no change in height .

NO. 19279 (31st WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4826

Common Address: 4019-59 W Belmont Ave and 3129-59 N Karlov Ave

Applicant: Belmont Karlov, LLC

Owner: Franciscan Communities

Attorney: John George and Chris Leach

Change Request: Residential Institutional Planned Development No. 869 to Residential Institutional Planned Development No. 869, as amended

Purpose: The development of new Sub-Area B with 22 3-story townhomes 38 feet in height along with a detached 2 car garage for each unit.

NO. 19375 (42nd WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6219

Common Address: 2 N Riverside Plaza

Applicant: See application

Owner: See application

Attorney: Rich Klawiter and Katie Jahnke Dale

Change Request: DC-16 Downtown Core District to Central Area Parking and Waterway Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the DC-16 Downtown Core District to a Central Area Parking and Waterway Business Planned Development to permit non-accessory parking within an existing 26-story commercial/office building located within the Central Area Parking District. The building will contain retail and office uses, accessory parking, non-accessory parking, together with accessory and incidental uses.

NO. 19146 (46th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2156

Common Address: 943-957 W Wilson and 4545-4557 N Sheridan Road

Applicant: CRG Acquisition LLC

Owner: Coe Real Estate Properties

Attorney: DLA Piper

Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the B3-2 Community Shopping District to the B3-5 Community Shopping District, then to a Residential-Business Planned Development to allow the construction of a new 12-story mixed-use residential and commercial building containing an overall FAR of 5.0, up to 150 dwelling units, accessory parking, commercial uses on the ground floor, and accessory and incidental uses.

NO. 19283 (47th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4847

Common Address: 4318 N Western Ave

Applicant: Chicago Land Trust Company No. 8002372166

Owner: Chicago Land Trust Company No. 8002372166

Attorney: Law Office of Samuel VP Banks

Change Request: B3-1.5 Community Shopping District to B2-2 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story residential building, at the subject site. The existing and vacant one-story commercial building will be razed. The new proposed building will contain a total of three dwelling units, with concrete-slab parking for three (3) vehicles, located at the rear of the lot. The proposed new building will be masonry in construction and measure approximately 34 feet-4 inches in height.

ITEMS PASSED IN COMMITTEE TO BE CALLED BACK UP

NO. A-8330 (28th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT # O2017-5225

PASSED IN COMMITTEE 10-3-17

Common Address: 2500-50 W Roosevelt Road; 2500 Block of West Greshaw St; 2501-61 W Fillmore

Applicant: Alderman Jason Ervin

Change Request: Residential Planned Development No. 1015 to RS3 Residential Single-Unit (Detached House) District and Residential Planned Development No. 1015 to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. 19291-T1 (32nd WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-5180

PASSED IN COMMITTEE 9/11/17

Common Address: 2104-2120 W Fullerton Avenue

Applicant: 6324-26 N Western LLC

Owner: 6324-26 N Western LLC

Attorney: Bernard Citron

Change Request: M3-3 Heavy Industry District to C2-3 Motor Vehicle Related Commercial District

Purpose: The applicant proposes to construct a 56-foot tall, 26,832 square foot office building with 63 parking spaces.

NO. 19292-T1 (45th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-5182

PASSED IN COMMITTEE 10-3-17

Common Address: 3652-66 N Milwaukee Ave

Applicant: Ray Gajic

Owner: Ray Gajic

Attorney: Gordon & Pikarski

Change Request: M1-1 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: The property will be improved with a building containing commercial space on the ground floor and 24 residential dwelling units above the ground floor. The building will provide 32 parking spaces, 4,683 square feet of commercial space and a height of 43 feet