

**Deferred Agenda
Committee on Zoning, Landmarks & Building Standards
Meeting of March 14, 2016**

NO. A-8190 (25th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT # O2015-8073

Common Address: 2134-46 S Ashland Ave; 1601-27 W 21st Place

Applicant: Alderman Daniel Solis

Change Request: C1-2 Neighborhood Commercial District to M1-1 Limited Manufacturing/
Business Park District

NO.18535 (1st WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6430

Common Address: 2820-2996 N Clybourn Ave, 2000-2144 W Diversey Pkwy, 2007-2141 W
Diversey Pkwy, 2601-2953 N Leavitt Ave, 2800-2888 N Leavitt Ave, 2601-
2769 N Hoyne Ave, 2600-2768 N Hoyne Ave, 2600-2800 N Damen Ave
and 2201-2223 W Oakdale Ave

Applicant: Lanthrop Community Partners, LLC

Owner: Chicago Housing Authority

Attorney: DLA Piper

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and POS-2
Parks and Open Spaces District to B2-1 Neighborhood Mixed Use District
and then to a Waterway Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from RT-4 Residential
Two-Flat, Townhouse and Multi-Unit District and POS-2 Neighborhood Park.
Mini-Park or Playlot District to the B2-1 Neighborhood Mixed-Use District then
to a Residential-Business Planned Development to allow for the construction
and renovation of approximately 1,208 residential dwelling units and 50,000
square feet of commercial and retail space containing an overall FAR of 1.2.
accessory parking, and accessory and incidental uses

NO.18627 T1 (1st-- WARD) ORDINANCE REFERRED (01-13-16)
DOCUMENT #02016-60

Common Address: 2633 West Armitage Ave

Applicant: Urban Real Estate Partners Three LLC

Owner: Urban Real Estate Partners Three LLC

Attorney: Law Offices of Samuel of V.P. Banks

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use
District

Purpose: The Applicant is seeking a zoning change to permit the construction of a new
four-story all residential building at the subject site. The Applicant intends to
raze the existing two story building and to redevelop the site with a new four-
story (with basement) residential building, containing four (4) dwelling units.
The new development will provide onsite parking for two (2) vehicles,
respectively. The new proposed building will be masonry in construction and
measure 50'-0" in height.

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NO. 17776 (40th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5506

Common Address: 5700 North Ashland Avenue

Applicant: Edgewater Medical Center

Owner: Edgewater Medical Center

Attorney: Gregory Furda

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3
Neighborhood Mixed-Use District and then to a Residential Business
Planned Development

Purpose: The proposed conceptual project is a new 12-story, approximately 120
foot high residential building containing 214 dwelling units. 234 indoor
parking spaces and approximately 14,000 square feet of 1st floor
neighborhood retail space. An area of +/- 40,000 square feet immediately
west of the building will be donated for a community park.

NO.18618 T1 (45th WARD) ORDINANCE REFERRED (01-13-16)
DOCUMENT #02016-51

Common Address: 4015 North Monticello Ave

Applicant: Dunmore Irving, Inc.

Owner: Dunmore Irving, Inc.

Attorney: Daniel G. Lauer

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-1 Community
Shopping District

Purpose: The applicant intends to rezone the vacant lot located at 4015 North
Monticello Ave. in order to use the lot for four (4) required, accessory off-
site parking spaces and four (4) non-required accessory off-site parking
spaces to serve the adjacent daycare facility at 3620 West Irving Park
Road.

Demolition

Or2016-13 (2nd Ward) ORDINANCE REFERRED (1-13-16)

Demolition of historical landmark building at 1938 W Augusta Blvd