

**DEFERRED AGENDA,  
COMMITTEE ON ZONING,  
LANDMARKS & BUILDING STANDARDS  
JUNE 25, 2019**

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CITY CLERK

**NO. 19973 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1358**

**Common Address:** 1330 N Wicker Park Ave

**Applicant:** 1330-34 N Wicker Park LLC

**Owner:** 1330-34 N Wicker Park LLC

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

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

**Purpose:** The Applicant is seeking a zoning change to permit a proposed four-story (with basement), three (3) unit residential building, at the subject property. The proposed building will be 46 feet-10 inches in height. Onsite surface parking for three (3) cars will be provided, at the rear of the subject site.

**NO. 19977-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1380**

**Common Address:** 1530-1534 N Halsted St

**Applicant:** Derrig Halsted LLC

**Owner:** Derrig Halsted LLC

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

**Change Request:** C3-5 Commercial, Manufacturing and Employment District to B3-5 Community Shopping District

**Purpose:** The Applicant is seeking a zoning change in order to permit the rehabilitation and expansion of the existing one-story retail/commercial building. Part of the rehabilitation plan calls for the erection of a new three-story vertical addition - above the existing one-story building. The Floor of the newly expanded building, which presently contains two retail/commercial 'storefronts' - that can be combined into a single unit (1,640 square feet), will remain unchanged. The new proposed three-story addition will contain a total of twelve (12) dwelling (residential) units - four (4) units, each, on the 2<sup>nd</sup> thru 4<sup>th</sup> Floors. There will be a roof deck, located above the new 4<sup>th</sup> Floor, which will be for the exclusive use and enjoyment of the residential tenants of the building. The subject property is located within 1,320 linear feet of the entrance to the North Avenue CTA ('Red Line') Station, and - therefore, the redevelopment plan qualifies for reduced vehicular parking, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be surface parking for a total of six (6) vehicles, located onsite - at the rear of the building. The existing building, with the proposed three-story addition, will be masonry, glass and steel in construction and will measure 61 feet-4 inches in height.

**NO. 19956 (20<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1345**

**Common Address:** 6011, 6013 S State Street

**Applicant:** Benedict Okocha Living trust dated 10-1-13  
**Owner:** Benedict Okocha Living trust dated 10-1-13  
**Attorney:** Michael Mazek  
**Change Request:** B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** To establish 8 efficiency units and provide a minimum of one parking space (or such other number of spaces the city may require) and to provide additional ingress and egress for site. There will be no commercial space on site. The height of the existing building will remain at approximately 15 feet.

**NO. 19979-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1382**

**Common Address:** 1038-1046 N Spaulding Ave

**Applicant:** Chicago Title Land Trust No. 8002371766, dated June 30, 2016  
**Owner:** Chicago Title Land Trust No. 8002371766, dated June 30, 2016  
**Attorney:** Law Offices of Samuel VP Banks  
**Change Request:** RS3 Single Unit (Detached House) District to RM5 Residential Multi Unit District  
**Purpose:** The subject property consists of four contiguous lots of record. The site, in its entirety, is presently improved with a three-story (with basement) multi-unit residential building. Original construction of the existing building dates back more than fifty (50) years. The southern-most portion of the site is presently vacant and unimproved. The existing building presently contains a total of fourteen (14) dwelling units, and - therefore, nonconforming, under the current Zoning Ordinance. The Applicant is seeking a zoning change in order to permit the rehabilitation of the existing building. Part of the rehabilitation plan calls for the establishment of an additional two (2) dwelling units - within the building, for a total of sixteen (16) dwelling units - at the subject site. All of the proposed rehabilitation work will be to the existing facades and/or to the interior of the existing building. The rehabilitation plan does NOT call for the physical expansion of the existing building. The zoning change is required in order to bring the existing non-conforming building into compliance, under the current Zoning Ordinance, and to permit the establishment of the additional two (2) dwelling units - therein. There is presently zero (0) designated onsite vehicular parking spaces, at the property. The rehabilitation plan calls for the provision of onsite parking for at least six (6) vehicles. The existing building is masonry in construction and measures 39 feet-2 inches in height.

**NO. 19822 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-7770**

**Common Address:** 1230 W Washinton Blvd.

**Applicant:** 1230 W Washington LLC

**Owner:** 1230 W Washington LLC

**Attorney:** DLA Piper

**Change Request:** C1-3 Neighborhood Commercial District to DX-3 Downtown Mixed-Use District and DX3 to a Business Planned Development

**Purpose:** The Applicant proposes to construct a new, seventeen-story, mixed-use building with approximately 6,300 square feet of ground floor commercial space, 297 residential units, 16 automobile parking spaces. Pursuant to the Transit Served Location provisions of the Chicago Zoning Ordinance, 297 bicycle parking spaces, and two loading berths. The proposed height of the building is 210 feet.

**NO. 19874 (27<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9035**

**Common Address:** 711 N Noble Street

**Applicant:** Apidech Chotsuwan

**Owner:** Apidech Chotsuwan

**Attorney:** Gordon & Pirkarski

**Change Request:** RS3 Single Unit (Detached House) District to RT4.5 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** New construction of a three story single family residential building. The property will continue to provide 2 parking spaces and reach a height of 37 feet as defined in the ordinance.

**NO. 19964-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #O2019-1373**

**Common Address:** 1100-1110 W Fulton Market

**Applicant:** 1100 W Fulton Partners LLC

**Owner:** 1108 W Fulton Market Partners LLC

**Attorney:** Meg George

**Change Request:** C1-1 Neighborhood Commercial District to DX-5 Downtown Mixed Use District

**Purpose:** Propose to renovate the existing building and add an addition to create a 5 story building approximately 63' in height with 12,600 SF of retail space and 30,200 SF of office space. There will be no dwelling units or on-site parking.

**NO. 19976 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1379**

**Common Address:** 1133-1155 W Fulton Market

**Applicant:** DCP 7 LLC

**Owner:** DCP 7 LLC

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

**Change Request:** C1-1 Neighborhood Commercial District to DX-5 Downtown Mixed Use District

**Purpose:** The Applicant is seeking a zoning change in order to permit the rehabilitation and expansion of the two (2) existing three-story conjoined buildings, which buildings are presently non-conforming under the current Zoning Ordinance. The proposed change in zoning, therefore, will also cure the non-conforming conditions, at the property. Part of the rehabilitation proposal calls for the erection of a new one-story (vertical") addition - above the existing 3<sup>rd</sup> Floor. The rehabilitation plan also calls for the establishment of 'office suites', within the western portion of the existing conjoined buildings on the 1<sup>st</sup> -3<sup>rd</sup> Floors, while the eastern portion of the 1<sup>st</sup> thru 3<sup>rd</sup> Floors will be dedicated to 'retail' use. The proposed one-story addition will contain a single office suite, with a private outdoor terrace - which will wrap around the front and sides of the space. No 'residential uses' are proposed or intended. Toward this same end, there is, and will remain, no off-street vehicular parking, at the site. The existing building, with proposed 4<sup>th</sup> Floor addition, is and will be masonry, glass and steel in construction and will measure 60 feet-0 inches in height.

**NO. 19978-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1381**

**Common Address:** 213-221 N Racine Ave

**Applicant:** DCP 7 LLC

**Owner:** DCP 7 LLC

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

**Change Request:** C1-1 Neighborhood Commercial District to DX-5 Downtown Mixed Use District

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new six-story office building, at the subject site. The existing three-story (non-conforming) mixed-use building will be razed. The new proposed building will feature a lobby - at grade level, as well as interior (garage) parking for thirty one (31) vehicles and a room for bicycle storage. The 2<sup>nd</sup> thru 6<sup>th</sup> Floors will contain leasable office suites. The new proposed building will also feature a roof deck, for the exclusive and private use of the respective tenants, which will be accessible via an elevator, contained within a small enclosure. The new proposed building will be masonry, steel and glass in construction and measure 78 feet-0 inches in height.

**NO. 19946 (29<sup>th</sup> WARD) ORDINANCE REFERRED (1-23-19)**  
**DOCUMENT #O2019-331**

**Common Address:** 7119-7141 West Wabansia Avenue / 1615-1657 North Neva Avenue

**Applicant:** Seritage SRC Finance LLC

**Owner:** Seritage SRC Finance LLC

**Attorney:** Rich Klawiter & Katie Jahnake Dale – DLA Piper LLP (US)

**Change Request:** RS-2 Residential Single-Unit (Detached House) District to RM 4.5 Residential Multi-Unit District then Residential Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the RS-2 Residential Single-Unit (Detached House) District to RM 4.5 Residential Multi-Unit District then to a Residential Planned Development, to permit the construction of a residential development containing 152 dwelling units and 179 parking spaces, together with accessory and incidental uses.

**NO. 19947 (29<sup>th</sup> WARD) ORDINANCE REFERRED (1-23-19)**  
**DOCUMENT #O2019-332**

**Common Address:** 7152-7190 West North Avenue / 1601-1657 North Harlem Avenue  
7153-7191 West Wabansia Avenue / 1600-1636 North Neva Avenue

**Applicant:** Seritage SRC Finance LLC

**Owner:** Seritage SRC Finance LLC

**Attorney:** Rich Klawiter & Katie Jahnake Dale – DLA Piper LLP (US)

**Change Request:** B1-2 Neighborhood Shopping District to B3-2 Community Shopping District then Residential-Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the B1-2 Neighborhood Shopping District to the B3-2 Community Shopping District then to a Residential-Business Planned Development, to permit the renovation and construction of a 5-story building with 161 residential units, ground floor retail and 462 parking spaces, together with accessory and incidental uses.

**NO. 19879 (40<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9260**

**Common Address:** 5700 N Ashland Ave

**Applicant:** MCZ Edgewater LLC

**Owner:** MCZ Edgewater LLC

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

**Change Request:** Planned Development 1312 to Planned Development 1312, as amended

**Purpose:** The Applicant is proposing to increase the number of residential units allowed within the Planned Development, from 141 to 155. The Applicant will otherwise adapt and reuse a significant portion of the existing building for its proposed residential development. Onsite parking for 17 cars will be provided. The building will remain 115.5 feet in height.

**NO. 19944 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (1-23-19)**  
**DOCUMENT #O2019-328**

**Common Address:** 151 W Illinois St/450-500 North LaSalle Street

**Applicant:** 430 North LaSalle, LLC

**Owner:** 150 S. Wacker Drive, Suite 3025

**Attorney:** Tyler Manic, Schain Banks Kenny & Schwartz, Ltd.

**Change Request:** DX-7 Downtown Mixed Use District to a Planned Development

**Purpose:** After rezoning, the building will be a 12 story commercial building with ground floor retail and 11 stories of office space above. The building will be 183.50 feet high. This is a transit served location. No parking spaces will be provided.

**NO. 19723-T1 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (6-27-18)**  
**DOCUMENT #O2018-4986**

**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