

DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
DECEMBER 11, 2017

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OFFICE OF THE
CITY CLERK

NO. A-8282 (13th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT # O2017-1023

Common Address: 6333-59 W 55th Street

Applicant: Alderman Marty Quinn

Change Request: B3-1 Community Shopping District to RS2 Residential Single-Unit
(Detached House)

NO. A-8283 (13th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT # O2017-1024

Common Address: 5535-37 S Narragansett Ave

Applicant: Alderman Marty Quinn

Change Request: B3-1 Community Shopping District to RS2 Residential Single-Unit
(Detached House)

NO. A-8284 (13th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT # O2017-1025

Common Address: 5045-59 W 63rd Street

Applicant: Alderman Marty Quinn

Change Request: B1-1 Neighborhood Shopping District to RS2 Residential Single-Unit
(Detached House)

NO. A-8299 (13th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2112

Common Address: 5347-59 West 63rd Street

Applicant: Alderman Marty Quinn

Change Request: C2-1 Motor Vehicle Related Commercial District to RS2 Residential
Single-Unit (Detached House)

NO. A-8325 (13th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT # O2017-5206

Common Address: 4555 West 59th Street

Applicant: Alderman Marty Quinn

Change Request: M1-1 Limited Manufacturing/ Business Park District to RS2 Residential
Single-Unit (Detached House)

NO. A-8341 (13th WARD) ORDINANCE REFERRED (9-6-17)

DOCUMENT # O2017-6442

Common Address: 6801-05 S Pulaski Road

Applicant: Alderman Marty Quinn

Change Request: B1-1 Neighborhood Shopping District to RS2 Residential Single-Unit (Detached House)

NO. 19356 (36th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6187

Common Address: 5907 W Waveland Ave

Applicant: Maria Vera

Owner: Maria Vera

Attorney: Gordon & Pikarski

Change Request: RS2 Residential Single-Unit (Detached House) to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The property will be used for two residential dwelling units with two parking spaces, no commercial space and the existing two story height to be maintained.

NO. 19407 (35th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7344

Common Address: 4551-53 N Pulaski Rd

Applicant: 4551N Pulaski LLC

Owner: 4551N Pulaski LLC

Attorney: Mr. Milan Trifkovich

Change Request: B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

Purpose: To establish a restaurants – lounge with liquor

NO. 19404 (31st WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7057

Common Address: 4926,-4930 W Fullerton Ave

Applicant: Syed Adeel Abaas

Owner: Syed Adeel Abaas

Attorney: Azita M Mojarad

Change Request: B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related Commercial District

Purpose: the building located at 4930 Fullerton will be used as business/office space on the 1st floor. The second level is to be used solely for commercial purposes by the owner. The owner intends to use the remaining sq. footage for storage of accessory vehicle parking for business.

NO. 19394-T1 (27th WARD) ORDINANCE REFERRED (10-11-17)

DOCUMENT #O2017-7047

Common Address: 310-314 N Peoria; 901-911 W Wayman Street

Applicant: MRR Palmer Square LLC

Owner: MRR Palmer Square LLC

Attorney: Michael Ezgur

Change Request: C1-1 Neighborhood Commercial District to DX-3 Downtown Mixed Use District

Purpose: The Applicant proposes to complete an interior remodeling of the existing building, and the construction of a fifth-floor addition, for the development of a mixed-use building containing approximately 3,000 square feet of ground floor commercial space and a hotel with a maximum of 28 keys, no automobile parking spaces pursuant to the exemption contained in the Chicago Zoning Ordinance for the rehabilitation or reuse of a Chicago Landmark Building, and no loading berth. The height of the building will be 70 feet

NO. 19353 (26th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6184

Common Address: 1357 N Rockwell St

Applicant: Robert Lucenti

Owner: Robert Lucenti

Attorney: Stephen Cleary

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

Purpose: Building will have 4 dwelling units, there are 2 existing parking spaces and there will be no change in the number of parking spaces, there is and will be no commercial space, and the height of the building is 37 feet and will remain at that height

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. 19390 (26th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7043

Common Address: 3418 W McLean
Applicant: Jane Wang
Owner: Jane Wang
Attorney: Law Office of Samuel VP Banks
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: A rear building addition to the existing multi-unit residential building; and to increase the number of residential units from 2 to 3. The residential building will remain 38 feet in height. Onsite parking for three cars will be provided in a detached garage located at the rear of the subject zoning lot

NO. 19373 (21st WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6217

Common Address: 8522 S Lafayette Ave
Applicant: 8522 S Lafayette (Chicago), LLC
Owner: 8522 S Lafayette (Chicago), LLC
Attorney: Ted Novak & Katie Jahnke Dale
Change Request: Commercial Institutional Planned Development No 1243 to Commercial Institutional Planned Development No 1243, as amended
Purpose: To allow warehousing, wholesaling and freight movement uses (including residential storage warehouses), shared kitchens, general retail and food and beverage retail sales, together with accessory and incidental uses.

NO. 19387 (2nd WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7028

Common Address: 1362 W Evergreen Ave
Applicant: 1362 Evergreen LLC
Owner: Laverne F Rostenkowski Revocable Trust U/T/A Dated April 2005
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District
Purpose: To build a new 3 story residential building with 3 dwelling units; 3 parking spaces; no commercial space; height 40 feet

NO. 19222 (4th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3808

Common Address: 4400-4458 S Cottage Grove Ave; 722-756 E 45th St; 4419-4459 S Evans Ave; 741-757 E 44th St

Applicant: 45th / Cottage, LLC an IL LLC

Owner: Chicago Housing Authority

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-1 Neighborhood Shopping District and then to a Planned Development

Purpose: A maximum of 158 dwelling units and approximately 16,500 sq.ft. of retail space. There will be not less than 141 off street parking spaces. The max building height will be 48 feet to the bottom of roof structure and 60 feet to top of the penthouse