

RECEIVED  
#3

Deferred Agenda  
Committee on Zoning, **2017 MAR 23 AM 11:39**  
Landmarks & Building Standards  
March 27, 2017

OFFICE OF THE  
CITY CLERK

**NO. A-8264 (23<sup>rd</sup> WARD) ORDINANCE REFERRED (11-16-16)**  
**DOCUMENT # O2016-8493**

**Common Address:** 7101-47 W 64<sup>th</sup> Place; 6434-58 S Nottingham Avenue; 7100-46 W 65<sup>th</sup> St  
**Applicant:** Alderman Michael Zalewski  
**Change Request:** RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District and RM4.5 Residential Multi-Unit District to RM4.5 Residential Multi-Unit District to an Institutional Planned Development

**NO.18455 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7/29/2015)**  
**DOCUMENT #O2015-5339**

**Common Address:** 1813 W Race  
**Applicant:** Ilya Kunin  
**Owner:** Ilya Kunin  
**Attorney:** None  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** It will be a single family home of approximately 2600 square feet of above ground living space, plus basement. It will have two garage spaces. The height will be within the limitation of the code. It will be approximately or less than 35 feet.

**NO. 18950 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6345**

**Common Address:** 1542-1550 W Chicago Ave  
**Applicant:** 1542-1550 W Chicago Ave LLC  
**Owner:** 1542-1550 W Chicago Ave LLC  
**Attorney:** Law Office of Samuel VP Banks  
**Change Request:** B1-2 Neighborhood Shopping District to B1-3 Neighborhood Shopping District  
**Purpose:** To permit a proposed four story mixed use building containing a retail unit at grade and twenty four residential units above

**NO. 19002-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-5-16)**  
**DOCUMENT #O2016-7336**

Common Address: 2731 W Prindiville Street

Applicant: 2731 W Prindiville Street LLC

Owner: 2731 W Prindiville Street LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story residential townhouse building, with an attached garage, at the subject site. The existing two-story building, at the site, will be razed. The new proposed townhouse building will contain a total of six (6) dwelling units. Due to its close proximity to the CTA station, and pursuant to the Transit Oriented Development (TOD) Ordinance, there will be off-street parking, for four (4) vehicles, located in an attached garage. The new proposed building will be masonry in construction and measure 32 feet-0 inches in height.

**NO. 19054-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8623**

Common Address: 1212 N Paulina

Applicant: 1212 N Paulina LLC

Owner: 1212 N Paulina LLC

Attorney: Michael Ezgur

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

Purpose: The subject property includes 2,987 square feet of land, and is currently a vacant lot. The Applicant proposes to construct a new four-story building consisting of 4 residential dwelling units, four automobile parking spaces and no loading berth. The height of the building will be 44 feet 9 inches

**NO. 19061 (1<sup>st</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8639**

**Common Address:** 2319-2321 N Southport Ave

**Applicant:** Southport Properties LLC

**Owner:** Southport Properties LLC

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

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

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement) multi-unit residential building. The proposed new building will contain a total of six (6) dwelling units. There will also be six (6) exterior (slab) parking spaces, located at the rear of the property. The proposed new building will be masonry in construction and measure 38 feet-0 inches in height

**NO. 19090 (1<sup>st</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-140**

**Common Address:** 1824 W Race Ave

**Applicant:** Lilliana and Jonathan Ortega

**Owner:** Lilliana and Jonathan Ortega

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

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

**Purpose:** The Applicants are seeking a zoning change in order to permit the construction of a new three-story single family residence, with detached two-car garage, at the subject site. The new proposed building will be frame construction, with metal paneling, and measure 38 feet-0 inches (or less") in height

**NO. 18652 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (02-10-16)**  
**DOCUMENT #O2016-643**

**Common Address:** 1551 W. North Ave. a/k/a 1555 N. Ashland Ave., Chicago, IL

**Applicant:** 1551 INC.

**Owner:** 1551 INC.

**Attorney:** Law Office of Mark J. Kupiec & Assoc.

**Change Request:** B1-2 Neighborhood Shopping District to C1-5 Neighborhood Commercial Zoning District then to Planned Development

**Purpose:** To demolish the existing gas station and build a new 7-story hotel with 99 rooms; 39 parking spaces; approximately 62,842.95 sq ft of commercial space; height: 83'-3".

**NO. 18975-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (10-5-16)**  
**DOCUMENT #O2016-7298**

Common Address: 1665-67 N Milwaukee

Applicant: LG Development Group LLC

Owner: MRR 1665 N Milwaukee LLC

Attorney: Michael Ezgur

Change Request: B3-3 Community Shopping District to B3-5 Community Shopping District

Purpose: the applicant proposes to construct a new mixed use residential building consisting of approximately 2334 sq.ft. of ground floor commercial space, 32 residential efficiency units and three automobile parking spaces pursuant to the TOD ordinance, 45 bicycle parking spaces and no loading berth. The height of the building will be 60 feet 6 inches

**NO. 18734 (16<sup>th</sup> WARD) ORDINANCE REFERRED (4-13-16)**  
**DOCUMENT #O2016-2622**

Common Address: 6320-6352 S Green St and 832-848 W 64<sup>th</sup> Street

Applicant: Montclare Englewood Phase I, LLC an IL LLC

Owner: City of Chicago

Attorney: Steven Friedland

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5.5 Multi Unit District and then to a Planned Development

Purpose: The property will be developed with will be developed with a new seven story, 102 dwelling unit elderly housing residential building with 66 parking spaces. The building will be approximately 71 feet in height.

**NO. 18984 (24<sup>th</sup> WARD) ORDINANCE REFERRED (10-5-16)**  
**DOCUMENT #O2016-7308**

Common Address: 1701-1849 S Washtenaw

Applicant: The Lagunitas Brewing Company

Owner: West Industrial Properties LLC

Attorney: Law Office of Samuel VP Banks

Change Request: PMD No. 7 Sub Area A to M2-3 Light Industry District and then to an Industrial Commercial Planned Development

Purpose: The Applicant is seeking to establish an Industrial-Commercial Planned Development in order to expand its zoning lot to 11.44 acres, expand its brewery operation with a new bottling line and cold storage facility, increase the height of the existing building, and also to establish new uses, including but not limited to an expansion of the restaurant and taproom (with no gross floor area limitation), an industrial private event venue, an indoor special events venue, and small and medium venues. The height of the building with the addition will be 75 ft. 8 inches. Onsite surface parking for 168 cars will remain

**NO. 19094 (26<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-144**

Common Address: 2649-51 W Huron Street

Applicant: Iain and Elizabeth Johnston

Owner: Iain and Elizabeth Johnston

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicants are seeking a zoning change in order to permit the legal subdivision of the subject property - into two separate and independent zoning lots. Once divided, the Applicants intend that the existing two-story single-family residence, with onsite parking for two vehicles - remain, unchanged. The existing residential building is masonry in construction and measures 20 feet- 0 inches (approx.) in height. The currently vacant portion of the site (new zoning lot) will subsequently be redeveloped with a new single-family residence or a new two (2) unit residential building, which will measure 45 feet-0 inches (or less) in height, and will have onsite parking for at least one (1) vehicle.

**NO. 18992 (30<sup>th</sup> WARD) ORDINANCE REFERRED (10-5-16)**  
**DOCUMENT #O2016-7316**

Common Address: 3708 West Cornelia

Applicant: 3708 Cornelia Company

Owner: 3708 Cornelia Company

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To Demolish the existing building and build a new 3 story, 6 dwelling unit residential building; 6 parking spaces; no commercial space; 3 story height 36'7"

**NO. 19007 (30<sup>th</sup> WARD) ORDINANCE REFERRED (10-5-16)**  
**DOCUMENT #O2016-7341**

**Common Address:** 3927-63 W Belmont Ave

**Applicant:** Shoemaker Office Investments LLC

**Owner:** Shoemaker Office Investments LLC

**Attorney:** Bernard Citron

**Change Request:** Residential Business Planned Development No. 982 to Residential Business Planned Development No. 982, as amended

**Purpose:** An existing, 6-story, mixed-use development with 184 dwelling units, and not more than 15,000 square feet of retail and commercial uses as permitted in the B3-3 District (except that pawn shops, tattoo parlors, day labor companies and adult uses shall not be permitted) in Subarea A. The existing development has 315 parking spaces and a maximum height of 81 feet

**NO.18508 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #O2015-6398**

**Common Address:** 1879-1885 N Milwaukee Ave

**Applicant:** LG Development Group LLC

**Owner:** Ronald Gard

**Attorney:** Michael Ezgur

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District and then to a Residential Business Planned Development

**Purpose:** Development of a 4 story, 63 feet in height, mixed-use building, consisting of 31 residential dwelling units, 8 parking spaces, 5,345 square feet of retail space and one loading berth

**NO. 19075-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8653**

**Common Address:** 2813-17 W Belmont Ave and 2819-33 W Belmont Ave

**Applicant:** 2813 W Belmont LLC

**Owner:** 2813 W Belmont LLC

**Attorney:** Paul Kolpak

**Change Request:** B3-1 Community Shopping District to B3-3 Community Shopping District

**Purpose:** The applicant wishes to construct a 4-story building with 42 dwelling units and commercial space of 8,863 square feet on the first floor. There will be 42 residential parking spaces and 12 commercial parking spaces. The height of the building will be 46 feet 2 inches and a portion of the building will be 63 feet 1 inch tall.

**NO. 19078-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8656**

Common Address: 3053 N Rockwell

Applicant: Rockwell Properties

Owner: Rockwell Properties

Attorney: Thomas Murphy

Change Request: M2-3 Light Industry District to C3-3 Commercial, Manufacturing and Employment District

Purpose: 100,000 sq.ft. will allow artisanal food producers, distiller, brewery with tasting room, coffee roaster, in existing buildings, no change to height 39 feet 11 inches. There are 40 parking spaces. Buildings are 1 and 2 stories. There is no residential

**NO. 19079-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8657**

Common Address: 3017, 3027, 3031 N Rockwell Ave

Applicant: Rockwell Properties

Owner: Rockwell Properties

Attorney: Thomas Murphy

Change Request: M2-3 Light Industry District to C3-3 Commercial, Manufacturing and Employment District

Purpose: 3017 N. Rockwell has animal services 5500 square feet, 3027 has industrial packaging 11,000 square feet, 3031 has 7000 square feet for furniture repair. There is no parking. No dwelling units. Building is 28 feet high. There is no residential. There are 3 loading berths.

**NO. 19106 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-156**

Common Address: 110 N Wacker

Applicant: HH Wacker Acquisition Company LLC

Owner: HH Wacker Acquisition Company LLC

Attorney: John George

Change Request: DC-16 Downtown Core District to a Waterway Business Planned Development

Purpose: a 52 story 800 foot tall office building with retail on the ground floor and 150 on site parking spaces

**NO. 18697 (45<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1622**

**Common Address:** 5161-5229 W Lawrence Ave

**Applicant:** Jefferson Park Residences LLC

**Owner:** Parkway Bank & Trust; The City of Chicago

**Attorney:** Ryan Sullivan

**Change Request:** B3-2 Community Shopping District to a Planned Development

**Purpose:** New 4-story mixed-use building with 39 residential units and 9,900 sq.ft. of ground floor retail. There will be 21 exterior parking spaces and 41 interior parking spaces. The height of the proposed building will be 49'-8"

**NO. 19084 (45<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-134**

**Common Address:** 5150 N Northwest Hwy

**Applicant:** LSC Development, LLC

**Owner:** LSCD of Jefferson Park LLC

**Attorney:** Matthew G Homes, Storino, Ramello & Durkin

**Change Request:** B1-1 Neighborhood Shopping District to B3-5 Community Shopping District then to a Planned Development

**Purpose:** Sub-Area A, representing the northern 33,768 square feet of the subject property, will be developed as a five (5) story, approximately 133,000 gross square foot residential storage warehouse of approximately 75 feet in height. The facility will be improved with 7 outdoor parking spaces. The remainder of the Subject Property (Sub-Area B) will be developed for multi-unit residential use.



**NO. 19102 (45<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-152**

Common Address: 5351-5391 N Milwaukee Ave

Applicant: Marino Properties LLC

Owner: Marino Properties LLC

Attorney: Stephen Schuster

Change Request: B3-1 Community Shopping District to C2-1 Motor Vehicle Related Commercial District

Purpose: The sole member of Owner operates Uptown Motors, Inc. d/b/a Marino Chrysler Jeep Dodge automobile dealership (the "Operator"), and Owner and Operator desire to develop a new automobile sales and service facility along with outdoor on-site parking and inventory space for both new and pre-owned vehicles. The approximate number of parking spaces, square footage of commercial building space and height of the building are to be determined after and it the zoning change ordinance is approved. This is due the process by which automobile manufacturers direct their dealers on what to develop for each individual location. An automobile manufacturer typically does start the negotiation process or development process with a dealer until final zoning is in place. Development plans, parking spaces, building square footage and height will be in compliance with code

**NO. 18923-T1 (46<sup>th</sup> WARD) ORDINANCE REFERRED (7-20-16)**  
**DOCUMENT #O2016-5600**

Common Address: 4601-4617 North Broadway; 1056-1064 West Wilson; 4616-4626 North Winthrop

Applicant: Broadway & Wilson, LLC

Owner: Palm Realty Company

Attorney: Jerry Schain – Schain, Banks, Kenny & Schwartz, Ltd

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

Purpose: The proposed development will comprise of 42 dwelling units and 155 efficiency units with 44 parking spaces (transit oriented development) and 173 bicycle spaces. The ground floor will include 11,550 sq. ft. of commercial space. The height of the proposed development will be 102 feet.