

Deferred Agenda
Committee on Zoning, Landmarks & Building Standards
April 23, 2015

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NO. A-8075 (12th WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT # O2014-9811

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Common Address: The North line of vacated West 45th Street; South Wolcott Avenue; West 46th Street; and South Damen Ave and the center line where no street exists

Applicant: Alderman George Cardenas

Change Request: PMD #8 to C3-2 Commercial, Manufacturing and Employment District

NO.18268 (44th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-52

Common Address: 3535 N Ashland Ave

Applicant: Artis Senior Living of Wrigleyville LLC (See Application for list of LLC Members)

Owner: Artis Senior Living of Wrigleyville LLC (See Application for list of LLC Members)

Attorney: James Griffin, Schain Banks

Change Request: B2-2 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District

Purpose: To allow for the construction of a senior assisted living facility with 140 assisted living units and 34 parking spaces

NO.18130 (39th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #O2014-5817

Common Address: 4514-20 North Elston Avenue

Applicant: Azurite LLC (Savas Tsitiridis and Evgeny Friedman)

Owner: Azurite LLC (Savas Tsitiridis and Evgeny Friedman)

Attorney: Law office of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to C2-1 Motor Vehicle Related Commercial District

Purpose: The Applicant is seeking a zoning amendment in order to locate and establish a vehicle repair and storage facility (for taxicabs) at the subject sites. The proposed repair operations will occur within the existing one- story building (6,250 sq.ft.), with outdoor storage for the Applicant's taxicabs (freight) to be contained within the existing parking area (15 parking spaces), at the site . The existing building and parking area shall remain unchanged, except for certain minor interior renovations to the building and other improvement required under the City's relevant Ordinances and Codes. No physical expansion of the existing building is intended or necessary. The existing building measures 12'-3" (approx.) in height.

NO. 17935 (35th WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-827

Common Address: 2736-50 North Kedzie Ave

Applicant: 2736 Kedzie LLC (See application for list of LLC members)

Owner: 2736 Kedzie LLC (See application for list of LLC members)

Attorney: Rolando Acosta

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

Purpose: Improvement and reuse of the existing approximately 15,000 sq. ft. building for retail/office and services uses with no parking

NO.18102 (27th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4978

Common Address: 442-470 West Division Street; 1200-1232 North Clybourn Avenue;
1201-1213 North Cleveland Avenue

Applicant: Clydiv, LLC, an Illinois limited liability company

Owner: City of Chicago

Attorney: Steven Friedland, Applegate & Thorne- Thomsen

Change Request: C1-2 Neighborhood Commercial District to C1-5 Neighborhood Commercial District and then to a Planned Development

Purpose: Applicant intends to develop a mixed-use building with 82 dwelling units above the first floor; a total of 78 parking spaces; approximately 18,000 square feet of commercial space; and a building height of 80 feet

NO.18213 (2nd WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #O2014-8799

Common Address: 1521 W North Ave/ 1550 North Bosworth Ave

Applicant: Jones Chicago Real Property 1, LLC (See Application for list of LLC Members)

Owner: Jones Chicago Real Property 1, LLC (See Application for list of LLC Members)

Attorney: Katriina Mcguire

Change Request: Residential Business Planned Development No. 987 to Residential Business Planned Development No. 987, as amended

Purpose: Amend RBPd No. 987 (Sub Area B) to allow for the construction of a proposed 4-story 95,033 square foot building for the retail sale of automobiles. A total of 85 customer parking spaces (including 58 valet spaces) will be included.

NO.18166 (1st WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6810

Common Address: 2255 - 93 N. Milwaukee Ave./2208 - 26 N. Washtenaw Ave./2715 - 35 W. Belden.

Applicant: 2293 North Milwaukee LLC

Owner: MaxMil LLC

Attorney: Rolando Acosta

Change Request: C1-1 Neighborhood Commercial District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: two mixed-use buildings of 11 and 15 stories with total of approximately 6,600 sq. ft. of ground floor retail, 253 dwelling units on the upper floors, 73 parking spaces, one bicycle parking space per unit and one loading berth.

NO.18236 (1st WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9706

Common Address: 2412 West Lyndale Street

Applicant: NBM Ventures LLC (Rostislav Babel)

Owner: Julio Arce

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To demolish the existing building and build a new 3 story. 4 dwelling unit residential building: 4 parking spaces: no commercial space: 3 story, height 38'