

**DEFERRED AGENDA  
COMMITTEE ON ZONING,  
LANDMARKS & BUILDING STANDARDS  
JUNE 26, 2018**

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**NO. A-8388 (29<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT NO. O2018-2460**

OFFICE OF THE  
CITY CLERK

**Common Address** 5900 W Chicago Ave

**Applicant** Alderman Christopher Talliaferro

**Change Request** RS3 Single Unit (Detached House) District to C2-2 Motor  
Vehicle Related District

**NO. 19561-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1868**

**Common Address:** 1453 W Grand Ave

**Applicant:** EZMB, LLC

**Owner:** EZMB, LLC

**Attorney:** Daniel Lauer

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to  
B2-2 Neighborhood Mixed Use District

**Purpose:** The applicant intends to construct a four story, five dwelling  
unit building with a basement. The footprint of the building  
shall be approx. 20 feet by 99.37 feet in size. The building  
height shall be 47 feet 2 inches high

**NO. 19584 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2305**

**Common Address:** 1328-1334 W Grand Ave

**Applicant:** Thirteen Thirty Two LLC

**Owner:** Thirteen Thirty Two LLC

**Attorney:** John George/ Chris Leach, Akerman LLP

**Change Request:** B1-2 Neighborhood Shopping District to C1-2 Neighborhood  
Commercial District

**Purpose:** To renovate the existing one story 14' tall commercial building  
into a 4900 square foot commercial bakery with 6 onsite  
parking spaces and 2 loading berths

**NO. 19640 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3787**

**Common Address:** 744-758 W North Ave; 1601-1611 N Halsted Ave

**Applicant:** SB/CA 750 North LLC

**Owner:** Steppenwolf Theatre Company and Steppenwolf Foundation

**Attorney:** Richard Toth and Mara Georges, Daley and Georges

**Change Request:** B3-2 Community Shopping District to B3-5 Community Shopping District and B3-5 Community Shopping District to a Residential Business Planned Development

**Purpose:** A new 8-story, 94' building with 92 dwelling units, approximately 2,688 sf of new commercial space, and 10 parking spaces. The existing 4-story retail and office building will remain.

**NO. 19373 (21<sup>st</sup> 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. 19596 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2329**

**Common Address:** 4227 W 35<sup>th</sup> St

**Applicant:** The Peoples Gas Light and Coke Company

**Owner:** The Peoples Gas Light and Coke Company

**Attorney:** Chico & Nunes

**Change Request:** M2-1 Light Industry District and M2-3 Light Industry District to M3-1 Heavy Industry District and then to a Planned Development

**Purpose:** Applicant plans to build a new two-story field service center. The new service center will be approximately 71,719 square feet and 33.5 feet high. There will be on-site parking for approximately 417 vehicles, including 9 accessible spaces. 400 company vehicles, including 38 crew truck spaces.

**NO. 19504 (25<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-644**

**Common Address:** 1631 S Carpenter St

**Applicant:** TM-1, Inc.

**Owner:** TM-1, Inc.

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

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit 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 residential building, at the subject site. The existing two-story building will be razed. The proposed new building will contain a total of three (3) dwelling units, with parking for three (3) vehicles, located in a new carport at the rear of the lot, the ingress and egress for which will be located off of the Public Alley. The proposed new building will be masonry in construction and measure approximately 36 feet-11 inches in height.

**NO. 19358 (26<sup>th</sup> 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. 19610 (26<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2703**

**Common Address:** 839-843 N California Ave

**Applicant:** Angela Yangas

**Owner:** Angela Yangas

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

**Change Request:** C1-2 Neighborhood Commercial District to B2-3  
Neighborhood Mixed-Use District

**Purpose:** The Applicant is seeking a zoning change in order to permit the location and establishment of an artist live-work space, within the grade level (1<sup>st</sup> floor) of the existing four-story building. The building will continue to have a total of six (6) dwelling units - on and between the 2<sup>nd</sup> thru 4<sup>th</sup> floors. The newly established live/work space will contain a gallery/showroom - at the front, and a dwelling unit and work studio - at the rear. The property will continue to have onsite parking - for at least six (6) vehicles, at the rear of the building. No physical expansion of the existing building is necessary or intended. All of the proposed work will be wholly within the interior of the floor. The existing building is masonry, glass and steel, in construction, and measures approximately 45' in height.

**NO. 19221 (27<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3807**

**Common Address:** 1-27 N Ashland Ave; 1548-1554 W Madison; 1527-1583 W  
Warren Blvd

**Applicant:** Heartland Housing

**Owner:** City of Chicago

**Attorney:** Steve Friedland, Applegate & Thorne-Thomsen

**Change Request:** C2-3 Motor Vehicle Related Commercial District and B2-3  
Neighborhood Mixed-Use District to B2-3 Neighborhood  
Mixed-Use District and then a Planned Development

**Purpose:** Two residential buildings with a total of 78 dwelling units. There will be no commercial space. A total of 19 parking spaces will be provided. The height of the the building will be approx. 77.5 feet

**NO. 19564 (27<sup>th</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1873**

**Common Address:** 948-954 W Fulton St

**Applicant:** MF Partners JV LLC

**Owner:** MF Partners JV LLC

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

**Change Request:** C3-2 Commercial, Manufacturing and Employment District to DX-3 Downtown Mixed-Use District

**Purpose:** The Applicant is seeking a zoning change to permit the interior expansion of the existing grade level restaurant/tavern (9,900 square feet, including rooftop penthouse and deck/patio), within the existing two-story building, which will operate in conjunction with the existing rooftop penthouse and deck/patio. The existing two-story building (18,662 square feet), with rooftop penthouse (1,500 square feet) and deck (5,000 square feet), will remain - as is, physically. There is presently, and will remain, no onsite vehicular parking for the building. The existing building is masonry in construction and measures 24 feet-10 inches in height

**NO. 19592 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2325**

**Common Address:** 1114 W Fulton St

**Applicant:** FMW Holdings LLC

**Owner:** FMW Holdings 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 renovation and expansion of the existing four-story building. The zoning change will also bring the existing non-conforming building into compliance, under the current Zoning Ordinance. The proposed renovation plan calls for the establishment of commercial (3,137 square feet) space - at grade level, and office suites - above (Floors 2 thru 4). The plan also calls for the erection of a one-story penthouse, above the 4<sup>th</sup> Floor, which will be for the exclusive use of the tenants of the building. No onsite parking is intended or required. The existing building, with proposed 5<sup>th</sup> Floor addition, is and will be masonry in construction and will measure 61 feet-0 inches in height

**NO. 19471-T1 (28<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8980**

**Common Address:** 1227 W Jackson

**Applicant:** Mariusz Florek

**Owner:** Mariusz Florek

**Attorney:** Gordon & Pirkarski

**Change Request:** M1-3 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

**Purpose:** the property will be improved with a building containing 10 residential dwelling units. The building will provide 8 parking spaces, no commercial space and each a height of 50 feet as defined by the ordinance

**NO. 19378 (28<sup>TH</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7019**

**Common Address:** 1501-1555 W Monroe; 101-139 S Ashland; 100-116 S Laflin;  
1542-1554 W Adams

**Applicant:** Monroe 1515 LLC

**Owner:** Monroe 1515 LLC

**Attorney:** DLA Piper

**Change Request:** Planned Development No. 773 to DX-3 Downtown Mixed Use District and Planned Development No. 773 to DX-5 Downtown Mixed-Use District and DX-5 Downtown Mixed-Use District to Residential Business Planned Development No. 773, as amended

**Purpose:** to allow for the redevelopment of the existing historic 5 story buildings located thereon with 288 residential uses and ground floor/ commercial retail uses, together with accessory and incidental uses

**NO. 19633 (29<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3352**

**Common Address:** 5827 W Madison St.

**Applicant:** A-1 Car Wash & Detailing, Inc., and IL Corp

**Owner:** Aida Diaz

**Attorney:** Scott Borstein, Neal & Leroy

**Change Request:** B3-2 Community Shopping District to C1-2 Neighborhood Commercial District

**Purpose:** Carwash facility. No exterior changes to the existing one-story structure are proposed.

**NO. 19451 (30<sup>th</sup> WARD) ORDINANCE REFERRED (11-15-17)**  
**DOCUMENT #02017-8293**

**Common Address:** 4350 W Belmont Ave

**Applicant:** Lydican Properties Inc

**Owner:** Lydican Properties Inc

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

**Change Request:** C1-1 Neighborhood Commercial District to B2-2  
Neighborhood Mixed Use District

**Purpose:** The Applicant is seeking a zoning change in order to bring the existing two-story (with basement), multi-unit, residential building into compliance, under the current Zoning Ordinance. The existing building is presently vacant and unoccupied. Based on the Applicant's best knowledge, the existing building formerly contained at least three (3) dwelling units. The zoning change will also allow for the rehabilitation of the existing building, which renovation plan calls for the erection of a one-story vertical addition and the establishment of a total of four (4) dwelling units, within the newly improved building. The existing detached garage, will remain unchanged, and provide off-street parking for two (2) vehicles. The proposed new addition will be masonry in construction, to match the remainder of the existing building. Once completed, the existing building - with one-story vertical addition, will measure 45 feet-0 inches or less in height.

**NO. 19540-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-897**

**Common Address:** 1211-13 W Belmont Ave

**Applicant:** Hibernian Development LLC 01-08 11 361

**Owner:** Hibernian Development LLC 01-08 11 361

**Attorney:** Thomas Moore

**Change Request:** M1-2 Limited Manufacturing District to B2-2 Neighborhood  
Mixed Use District

**Purpose:** To demolish 2 existing buildings on lot and construct a new 4 story 6 dwelling unit building with basement 38 feet in height and 6 parking spaces

**NO. 19093-T1 (35<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-143**

**Common Address:** 3201 W Belmont

**Applicant:** Tullamor Management LLC

**Owner:** Tullamore Management LLC

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

**Change Request:** C1-1 Neighborhood Commercial District to B2-3  
Neighborhood Mixed-Use District

**Purpose:** The Applicant is proposing to develop the subject property with three (3) new three-story buildings. Each building will contain three (3) dwelling units. The proposed residential buildings will be masonry construction. One of the proposed buildings will be 39 feet in height. The two (2) other buildings will be 37 feet in height. The proposed development qualifies as a Transit Oriented Development and therefore no on-site parking is proposed.

**NO. 19173 (41<sup>st</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2220**

**Common Address:** 8535 W Higgins Road

**Applicant:** Glenstar O'Hare LLC

**Owner:** Host Hotels & Resorts, LP Chesapeake Hotel Limited Partnership

**Attorney:** John George

**Change Request:** Business Planned Development No. 44 to B3-2 Community Shopping District, then B3-2 Community Shopping District to Business Planned Development No. 44 as amended

**Purpose:** To develop Sub-Area B-1 with a 7-story 90 foot tall apartment building containing 300 dwelling units and 333 on-site parking spaces and to develop Sub-Area B-2 as a future Phase II development with an office building and related uses with a maximum height of 190 feet and accessory parking. Sub-Area A will remain unchanged by this amendment



**NO. 19546-T1 (44<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1003**

**Common Address:** 1101-1115 W Addison St

**Applicant:** West Addison Development

**Owner:** West Addison Development

**Attorney:** Paul Shadle/ Liz Butler, DLA Piper

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

**Purpose:** To allow for the construction of a four story commercial building containing approx. 56,405 sq.ft. of floor area

**NO. 19603-T1 (44<sup>TH</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2386**

**Common Address:** 3500-3504 N Clark St

**Applicant:** Justara LLC

**Owner:** Justara LLC

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

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

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use (commercial/residential) building, at the subject property. The existing one-story commercial building will be razed. The new proposed building will contain commercial space (4,421 square feet) - at grade level, and a total of eighteen (18) dwelling units - above (Floors 2 thru 4). There will be a roof deck, available for the exclusive use of the residential tenants of the building, located above the 4<sup>th</sup> Floor. The subject property is located on a Pedestrian Street and less than 2,640 linear feet from the entrance to the CTA 'El' Station. Therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for a total of five (5) vehicles, located at the rear of the new building, off of the Public Alley. The new building will be masonry in construction and measure 46 feet-1 ¾ inches in height to the ceiling of the 4<sup>th</sup> Floor (55 feet-1 ½ inches to the ceiling of the rooftop access structure).

**NO. 19648-T1 (44<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3798**

**Common Address:** 3469-3475 N Clark Street

**Applicant:** MR Clark 3473 Operating LLC

**Owner:** MR Clark 3473 Operating LLC

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

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

**Purpose:** In and around September 2016 and - again, in December 2017, the Applicant obtained a Zoning Map Reclassification, pursuant to a Type I Application, in order to rehabilitate the existing four-story building, and to erect a new five-story addition - on the adjacent vacant lots, in order to locate and establish a new hotel, with retail tenancy, at the subject property. Subsequent to final approval and ratification of the Zoning Map Reclassification Ordinances, and based on the new commercial tenancy for the existing hotel building, the Applicant had to modify its plans, to provide for the location and establishment of a new outdoor grade-level patio, which will operate in conjunction with a new restaurant to be located within the newly rehabilitated hotel building. The new patio will be situated on the vacant two lots, adjacent to the existing four-story hotel building. In order to permit this proposal, the Applicant is seeking to amend the previously approved Type I Zoning Map Reclassification, in order to substitute the new set of architectural plans for the previously approved plans, which were approved and ratified with the previous Type I Zoning Map Reclassification. Once rehabilitated, the existing four-story building will contain a hotel lobby (1,762 square feet) and a single retail space (1,476 square feet) - at grade level, and twenty-one (21) hotel rooms (units) - above (Floors 2 thru 4). There will be an outdoor deck, for guests of the hotel, located above the 4<sup>th</sup> Floor. No onsite parking is required or proposed, for the new development. The existing four-story building is masonry in construction and measures 66 feet-6 inches in height.

**NO. 19571 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1888**

**Common Address:** 3728 N Ashland Ave

**Applicant:** 3720 Ashland LLC

**Owner:** 3720 Ashland LLC

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

**Change Request:** C1-2 Neighborhood Commercial 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 four-story (with basement) residential building, at the subject site. The existing structures will be razed. The proposed new building will contain a total of four (4) dwelling units. There will be parking for two (2) vehicles, located within the interior of the lower level (basement) and surface parking for an additional two (2) vehicles, at the rear of the building - for a total of four (4) onsite vehicular parking spaces. The proposed building will be masonry in construction and measure 45 feet-0 inches in height

**NO. 19608 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2584**

**Common Address:** 4757 N Ashland Ave

**Applicant:** 4757 Ashland LLC

**Owner:** Chicago Title Trust No. 118744

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

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

**Purpose:** To permit the construction of a new four-story mixed-use (commercial/residential) building, at the subject property. The existing one-story commercial building will be razed. The new proposed building will contain commercial/retail space (3,650 square feet) - at grade level, and a total of thirty-nine (39) dwelling units - above (Floors 2 thru 4). There will be off-street parking for thirty-five (35) vehicles, located within the interior of the Floor, which will be accessible via the Public Alley at the east end of the property. The new building will be masonry in construction and will measure 55 feet-0 inches in height.

**NO. 19568-T1 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1885**

**Common Address:** 4551-4553 N Ravenswood Ave

**Applicant:** HPL-4555 Ravenswood LLC

**Owner:** HPL-4555 Ravenswood LLC

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

**Change Request:** B3-2 Community Shopping 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 four-story mixed-use building, at the subject property. The existing building will be razed. The new proposed building will contain commercial space (4,792 square feet) - at grade level, and a total of twelve (12) dwelling units - above (2<sup>nd</sup> thru 4<sup>th</sup> Floors). The proposal also calls for the erection of a small outdoor deck (1,507 square feet), above the roof of the 4<sup>th</sup> Floor. The subject property is located less than 1,320 linear feet from the Ravenswood CTA Station, and - therefore, the proposal qualifies as a Transit Oriented Development (TOD). As such, and pursuant to the TOD Ordinance, the Applicant intends to provide onsite parking for three (3) vehicles and twelve (12) bicycles - at the rear of the new building. The new proposed building will be masonry in construction and will measure 49 feet-5 ½ inches in height (ceiling of 4<sup>th</sup> Floor).