

**Deferred Agenda
Committee on Zoning,
Landmarks & Building Standards
February 27, 2017**

TAD-555 (2ND WARD) ORDINANCE REFERRED (11-16-16)

Amendment of Municipal Code Section 17-17-0311-B(5) concerning *Limitations on rooftop features in Residential Zoning Districts*

NO. 19060 (46TH WARD) ORDINANCE REFERRED (12-14-16)

DOCUMENT #O2016-8638

Common Address: 3911-3925 N Sheridan Road; 943-957 W Dakin St

Applicant: Lomanto Land Trust u/t/a 1107581

Owner: Lomanto Land Trust u/t/a 1107581

Attorney: Andrew Scott

Change Request: B1-2 Neighborhood Shopping District and C1-2 Neighborhood Commercial District to B3-5 Community Shopping District, and then to a planned development

Purpose: The applicant proposes to develop an approx. 80 foot building with 120 dwelling units about, 11,000 sq.ft. of ground floor retail space and at least 14 off street parking spaces

NO. 19066 (43RD WARD) ORDINANCE REFERRED (12-14-16)

DOCUMENT #O2016-8644

Common Address: 1716-1830 N Halsted St; 800-811 W Willow St.

Applicant: CUP XI, LLC

Owner: See Application for full list of owners

Attorney: Rolando Acosta

Change Request: Planned Development 149 to RM-5 Multi Unit District and then to Planned Development 149, as amended

Purpose: existing buildings to remain and construction of two new Four story buildings (45 feet, 4 inches), the northern one containing seven residential dwelling units, four parking spaces and no loading berth and the southern one containing fourteen residential dwelling units, three parking spaces and no loading berth for a total within Sub-Area B of PD 149 as amended of 114 residential dwelling units, 76 parking spaces and no loading berths

RECEIVED
#3
2017 FEB 23 PM 12:53
OFFICE OF THE
CITY CLERK

NO. 19034 (30th WARD) ORDINANCE REFERRED (11-16-16)
DOCUMENT #O2016-8408

Common Address: 3338-40 N Lawndale Ave

Applicant: Rafal Szymanski

Owner: Rafal Szymanski

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 37'10

NO. 19062 (30th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT #O2016-8640

Common Address: 3720 W Belmont Ave

Applicant: Pius Newell

Owner: Pius Newell

Attorney: Law Office 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 building, at the subject site. The new proposed building will contain two (2) commercial/retail spaces (1,180 square feet and 1,385 square feet, respectively) - at grade level, and nine (9) dwelling units - above (2nd thru 4th Floors). There will be onsite parking for two (2) vehicles, located within the floor of the proposed new building, as well as eight (8) surface parking spaces, located outside - at the rear of the building for a total of ten (10) on-site parking spaces. The new proposed residential building will be masonry in construction and measure 44 feet-4 inches in height.

NO. 19063 (30th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT #O2016-8641

Common Address: 3729 W Belmont Ave

Applicant: Pius Newell

Owner: Pius Newell

Attorney: Law Office 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 mixed-use building, at the subject site. The new proposed building will contain two (2) commercial/retail spaces (1,550 SF and 1,300 SF - respectively) - at grade level and eighteen (18) dwelling units - above (2nd thru 4th Floors). There will be onsite parking for seven (7) vehicles, located within the 1st floor of the proposed new building, as well as nine (9) surface parking spaces, located outside - at the rear of the building, for a total of sixteen (16) on-site parking spaces. The new proposed residential building will be masonry in construction and measure 44'-4" in height.

NO. 19025 (28th WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #O2016-8343

Common Address: 2514 W Harrison St

Applicant: Soho Homes LLC

Owner: Soho Homes LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 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 new proposed building will contain three (3) dwelling units - one unit, each, on the 1st thru 3rd Floors. There will be on-site (uncovered) parking, for three vehicles, located at the rear of the lot. The new proposed building will be masonry in construction and measure 30 feet-2 inches (approx.) in height.

NO. 18915 (27th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5590

Common Address: 1205-07 West Grand Avenue

Applicant: The Dorotea LaSelva Declaration of Trust Dated August 25, 2008

Owner: The Dorotea LaSelva Declaration of Trust Dated August 25, 2008

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

Change Request: RS-3 Residential Single-Unit (Detached House) District to B2-1 Neighborhood Mixed-Use District

Purpose: To establish a retail store (flower shop) on the ground floor of the existing 3-story mixed-use building; approximately 2,600 square feet of commercial space; existing 4 DU on the upper floors to remain; existing 2-car garage; existing 3-story/ existing height- no change proposed.

NO. 19019 (27th WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT #O2016-7932

Common Address: 716-742 N Aberdeen St; and 721-739 N Ogden

Applicant: North Aberdeen Associates LLC

Owner: North Aberdeen Associates LLC

Attorney: John George/ Chris Leach

Change Request: Residential Business Planned Development No 1357 to Residential Business Planned Development No. 1357, as amended

Purpose: To allow the construction of a 12 story 167 foot tall residential building containing 188 dwelling units and 84 on-site parking spaces

NO. 19040-T1 (27th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT #O2016-8596

Common Address: 3334-36 W Chicago Ave

Applicant: Pervaiz Bajawa

Owner: Pervaiz Bajawa

Attorney: Gordon & Pikarski

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

Purpose: the property will be used as an existing restaurant at 3334 and a three residential dwelling unit building at 3336 with a rear, residential dwelling unit coach house. The existing site provides no parking spaces the commercial space is 880 square feet and height 28' 0" existing .

NO. 19021-T1 (27th WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT #O2016-7934

Common Address: 1201-1215 W Lake St; 166-182 N Racine

Applicant: McCaffery Lake Street LLC

Owner: McCaffery Lake Street LLC

Attorney: DLA Piper

Change Request: C1-2 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District

Purpose: The Applicant requests a rezoning of the subject property from the C1-2 Neighborhood Commercial District to the DX-5 Downtown Mixed-Used District (Type 1). to allow the construction of a new 7- story commercial building containing approximately 11,667 square feet of retail and 135,083 square feet of office on floors 2 through 7. Fifty parking spaces will be provided. The property is entitled to parking reductions pursuant to the transit-served locations provisions of the Zoning Ordinance, as it is within 1,320 feet from the Morgan CTA entrance

NO. 19027-T1 (27th WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #O2016-8345

Common Address: 720 N Ada St.

Applicant: KMW Communities LLC

Owner: Maria Campos

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is proposing to develop the subject property with a new four-story residential building containing three (3) dwelling units. The proposed building will be masonry construction. The proposed building will be 45 feet in height. Onsite parking for three (3) cars will be provided at the rear of the subject lot.

NO. 19028-T1 (27th WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #O2016-8346

Common Address: 721 N Ada St.

Applicant: Will + Spenc, LLC

Owner: Will + Spenc, LLC

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is proposing to develop the subject property with a new four-story residential building containing three (3) dwelling units. The proposed building will be masonry construction. The proposed building will be 45 feet in height. Onsite parking for three (3) cars will be provided at the rear of the subject lot.

NO. 18917 (16th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5594

Common Address: 2435-37 West 65th Street

Applicant: Rosalyn Haley

Owner: Rosalyn Haley

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

Change Request: RS-3 Residential Single-Unit (Detached House) District to RM-4.5 Residential Multi-Unit District

Purpose: To establish an additional dwelling unit within the existing residential building for a total of 5 dwelling units; no existing parking; existing 2-story, existing height 30 feet – no change proposed.

NO. 18652 (2nd 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. 18939 (1st WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6334

Common Address: 1641 W Chicago Ave

Applicant: Pandix Group LLC

Owner: JM Bee, LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B1-2 Neighborhood Shopping District to B3-2 Community Shopping District

Purpose: the applicant is proposing to locate and establish a general restaurant with a n outdoor patio located above the second floor at the subject property. The general restaurant will prepare and serve food and allow for the incidental onsite consumption of alcohol. There are no proposed expansions of the existing two story building located at the subject property. One onsite parking space will be located at the rear of the subject site.

NO. 19002-T1 (1st 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 constmction 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. 19032 (1ST WARD) ORDINANCE REFERRED (11-16-16)
DOCUMENT #O2016-8406

Common Address: 1637 N Artesian Ave

Applicant: Oleksander Ivankevych

Owner: Carmen Campbell

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, 2 dwelling unit residential building; 2 parking spaces; no commercial space; 3 story height: 38 feet

NO. 19036 (1ST WARD) ORDINANCE REFERRED (11-16-16)
DOCUMENT #O2016-8410

Common Address: 2424 W Lyndale Ave

Applicant: Virage LLC

Owner: Robert DeVaughn

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'

NO. 19061 (1ST 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