

**DEFERRED AGENDA  
COMMITTEE ON ZONING,  
LANDMARKS & BUILDING STANDARDS  
TUESDAY, MAY 9, 2017**

RECEIVED  
#3  
2017 MAY -5 AM 9:12  
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**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. 19042 (1<sup>st</sup> WARD) ORDINANCE REFERRED (12-14-16)**

**DOCUMENT #O2016-8597**

Common Address: 1824 w Augusta Blvd

Applicant: Scott Gray

Owner: Scott Gray

Attorney: Gordon & Pikarski

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

Purpose: Six residential dwelling units with no commercial space. Three parking spaces will be provided. The building will maintain its existing 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. 19129 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (2-22-17)**  
**DOCUMENT #O2017-905**

Common Address: 1901-1903 W Wabansia Ave

Applicant: Douglas and Melissa Renner

Owner: Douglas and Melissa Renner

Attorney: Bill Toliopoulos

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

Purpose: Remodel 3 unit, 4227 square feet, 23 feet tall residential building with existing set back and 2 parking spaces on site to remain as existing.

**NO. 19080 (5<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-130**

Common Address: 1600-1620 E 53rd St, 5238-5252 S Cornell St, 1634-1644 E 53rd St, 5247-5255 S Cornell Ave and 5232-5234 S Hyde Park Blvd

Applicant: 1600 E 53<sup>rd</sup> Street, LLC (Sub Area A) 1644 E 53<sup>rd</sup> Street (Sub Area B) and 5232 S Hyde Park Boulevard LLC (Sub Area C)

Owner: 1600 E 53<sup>rd</sup> Street, LLC (Sub Area A) 1644 E 53<sup>rd</sup> Street (Sub Area B) and 5232 S Hyde Park Boulevard LLC (Sub Area C)

Attorney: Vedder Price

Change Request: RM-6.5 Residential Multi Unit District to B3-5 Community Shopping District; B1-5 Neighborhood Shopping District to B3-5 Community Shopping District; and B3-5 Community Shopping District to a Residential Business Planned Development

Purpose: Subarea A: Mixed-use development with maximum 250 dwelling units, residential amenities, approx 10,000 sf of 1<sup>st</sup> floor commercial uses, minimum 173 parking spaces, and maximum height (per Ordinance' definition) of 295 feet. Subarea B and C: Commercial and residential uses, utilizing allowable floor area and density not utilized in Subarea A. Attached site plans depict 16,000 sf of commercial in Subarea B and a 5,000 sqft of residential 6-flat on Subarea C. Both Subareas will have a maximum height of 60 feet (per Ordinance definition) and at least the minimum parking required under the Zoning Ordinance for all constructed improvements.

**NO. 18948 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6343**

Common Address: 2557-2559 N Marshfield Ave

Applicant: 2557-59 Marshfield LLC

Owner: 2557-59 Marshfield 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 to redevelop the subject property with a new three story residential building, with two detached garages

**NO. 19115 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (2-22-17)**  
**DOCUMENT #O2017-887**

Common Address: 3016-3020 W Belmont

Applicant: Barrett Homes LLC

Owner: See application for list of owners

Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz

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

Purpose: After rezoning, the property will have a total of 9 dwelling units with 1,233 sq. ft. of commercial space on the ground floor and 9 parking spaces to be provided. The proposed building will be 39 feet in height.

**NO. 19076 (39<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8654**

Common Address: 5147-49 N Kimball Ave; 3341-57 W Foster Ave

Applicant: Foster Shell Mart. Inc.

Owner: Riteline Properties LLC

Attorney: Richard Kruse

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

Purpose: to expand the existing filling station by building a new commercial building containing a convenience store, sandwich shop with a drive thru for Dunkin Donuts and an automatic self service car wash and filling station

**NO. 19131-T1 (45<sup>th</sup> WARD) ORDINANCE REFERRED (2-22-17)**  
**DOCUMENT #O2017-907**

Common Address: 3754-3756 N Central Park

Applicant: Chicago Housing Authority

Owner: Chicago Housing Authority

Attorney: Reyes Kurson

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-2  
Neighborhood Mixed-Use District

Purpose: Residential use – 6 units, 0 commercial space, there is parking on North  
Central Park Avenue, Building Height is 30.50 feet.

**NO. 19125-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (2-22-17)**  
**DOCUMENT #O2017-901**

Common Address: 2335 W Montrose

Applicant: Barrett Homes LLC

Owner: Barrett Homes LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use  
District

Purpose: The applicant is proposing to develop the subject property with a new  
three-story residential building. The proposed building will contain four  
(4) dwelling units. The proposed residential building will be masonry  
construction. The proposed building will be 46 feet 10 inches in height.  
Four (4) onsite parking spaces will be located at the rear of the subject  
lot.