

**Deferred Agenda
Committee on Zoning, Landmarks & Building Standards
June 3, 2015**

**NO.A-8114 (44th WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1872**

Common Address: 3627 N Sheffield
Applicant: Alderman Thomas Tunney
Change Request: B3-3 Community Shopping District RT4 Residential Two-Flat,
Townhouse and Multi-Unit District

**NO.A-8110 (32nd WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1855**

Common Address: 2221 N Leavitt Street
Applicant: Alderman Scott Waguespack
Change Request: B3-2 Community Shopping District to RT4 Residential Two-Flat,
Townhouse and Multi-Unit District

**NO.A-8111 (32nd WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1860**

Common Address: 2143 N Western Ave
Applicant: Alderman Scott Waguespack
Change Request: B2-5 Neighborhood Shopping District to B3-2 Community
Shopping District

**NO.18314-T1 (45th WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1378**

Common Address: 5218-5228 N Northwest Hwy
Applicant: NW HWY Property LLC (See Application for list of LLC Members)
Owner: NW HWY Property LLC (See Application for list of LLC Members)
Attorney: Michael Ezgur
Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-1
Community Shopping District
Purpose: The subject property includes 36,869 square feet of land, and is
currently a retail shopping center, with two, one-story buildings
totaling 11,016 square feet, a drive-through and 23 parking
spaces. The Applicant proposes to complete an interior
remodeling of the existing buildings.

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NO.18208 (32nd WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8794

Common Address: 1424 West Diversey Parkway

Applicant: Comet Development I, LLC (William Senne)

Owner: Jill M. Stetson

Attorney: Law Office of Samuel VP Banks

Change Request: RT3.5 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 four-story all residential building, containing three (3) dwelling units. The new development will provide on-site parking for three (3) vehicles, at the rear of the lot. The proposed building will be masonry in construction and measure approximately 44'-10" in height.

NO.18286-T1 (32nd WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1350

Common Address: 2332-34 N Elston Ave

Applicant: Erolad Gladan

Owner: Erolad Gladan & Equity Mortgage Group

Attorney: Mara Georges

Change Request: M3-3 Heavy Industry District to B2-2 Neighborhood Mixed-Use District

Purpose: a 6 unit residential building, with 6 parking spaces- No commercial space Height of 45'

NO.18257 (27th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-40

Common Address: 311-329 N Morgan St.

Applicant: 311 N Morgan LLC and 345 N Morgan LLC (See Application for list of LLC Members)

Owner: 311 N Morgan LLC and 345 N Morgan LLC (See Application for list of LLC Members)

Attorney: John George, Schuyler Roche & Crisham PC

Change Request: M2-3 Light Industry District to C3-5 Commercial, Manufacturing and Employment District and then to a Business Planned Development

Purpose: Applicant proposes to construct a new hotel. Please see Planned Development Statements and Exhibits for details .

NO.18274 (27th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-58

Common Address: 1051-55 West Lake Street; 167 North Aberdeen Street

Applicant: Lake Acquisitions LLC (Michael Lerner and Michael Golden)

Owner: Lake Acquisitions LLC (Michael Lerner and Michael Golden)

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: The applicant seeks a zoning change to permit the construction of an 11 story mixed-use building containing 75 dwelling units and approximately 54,700 square feet of commercial space. Garage parking is proposed for 140 vehicles and one off-street loading space will be provided. The height of the proposed building is 135'-0"

NO.18038 (27th WARD) ORDINANCE REFERRED (5-28-14)
DOCUMENT #O2014-4169

Common Address: 341-355 W.Walton Street, 325-333 W. Walton Street, 900-920 N.Orleans Street; 901-921 N Orleans St. 324-332 W.Locust St; and 340-354 W.Locust Street

Applicant: Ascend Real Estate Group, LLC (See application for list of LLC members)

Owner: St. Luke Church of God In Christ

Attorney: Carol D.Stubblefield

Change Request: C1-2 Neighborhood Commercial District to C1-5 Neighborhood Commercial District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-5 Neighborhood Commercial District; and C1-5 Neighborhood Commercial District to a Planned Development

Purpose: Applicant proposes to construct an approximately 227 unit apartment building with approximately 3300 square feet of commercial retail space.

NO.18299-T1 (25TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #O2015-1363

Common Address: 221 W 22nd Place

Applicant: Lam Sai Ho Tong Association

Owner: Lam Sai Ho Tong Association

Attorney: Gordon & Pikarski

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: The property will be used for one mixed use building. The project will provide 1,449 sq.ft. of commercial space, two dwelling units and three parking spaces. The building height will be 42 feet as defined in the zoning ordinance

NO.18276(1st WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-60

Common Address: 618-622 North Ashland Ave

Applicant: Ashalnd Condos Inc. (See Application for list of LLC Members)

Owner: (See Application for list of Owners)

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To convert the existing commercial unit on the ground floor into an additional dwelling unit, for a total of 4 dwelling units within the existing building: 4 parking spaces: no commercial space: existing 4 story.— existing height: 49'-10". no change proposed

NO.18316 (1st WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1380

Common Address: 1446 North Artesian Avenue

Applicant: Anita Goyal

Owner: Anita Goyal

Attorney: Gordon & Pikarski

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

Purpose: The property w i l l be used for three dwelling units with no commercial space. Three parking spaces w i l l be provided on site. The building will reach a height of 38 feet as defined by the zoning ordinance.