

Deferred Agenda
Committee on Zoning, Landmarks & Building Standards
October 28, 2014

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NO. TAD-520 (14TH WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT # O2014-5000

OFFICE OF THE
CITY CLERK

To amend Title 17 of the Municipal Code of Chicago, The Chicago Zoning Code, by adding and deleting language in regards to *commercial advertising signage related to for profit businesses*

NO. A-8016 (33RD WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT # O2014-5045

Common Address: 3000-3600 W Lawrence Ave; 2800-3400 W Montrose Ave; 4400-4800 N Kedzie Ave

Applicant: Alderman Deborah Mell

Change Request: To be designated as a Pedestrian Street

NO. A-8015 (45TH WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT # O2014-5016

Common Address: 5200-5400 West Lawrence and 4744-4830 N Milwaukee

Applicant: Alderman John Arena

Change Request: To be designated as a Pedestrian Street

NO.18117 (1ST WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5804

Common Address: 1822-1850 West Chicago Avenue

Applicant: FRC 1850 Chicago LLC (See Application for list of LLC Members)

Owner: FRC 1850 Chicago LLC (See Application for list of LLC Members)

Attorney: Richard Klawiter- DLA Piper LLP(US)

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

Purpose: The applicant requests a requests a rezoning of the subject property to construct a 4- story residential building containing up to 59 dwelling units, approximately 49 parking spaces, approximately 14,656 square feet of retail and commercial uses on the ground floor , and other accessory uses.

NO.18129-T1 (1st WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5816

Common Address: 1650-68 West Division Street

Applicant: CP West Division (See Application for list of LLC Members)

Owner: CP West Division LLC and 1650 -54 W. Division

Attorney: Law office of Samuel VP Banks

Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the location and establishment of a new seven-story mixed-use building at the subject property. This existing three – story building, currently located at the site, will be razed. The subject property, in its entirety, will then be redeveloped with a new seven-story mixed –use building (80,450 sq.ft). the proposed new building will contain commercial/ retail space (11,439 sq. ft. approx.) at grade level (1st floor), with seventy- seven (77) residential dwelling units above(2nd through 7th floors). There will be thirty-nine (39) interior parking space located bellow-grade (basement). The proposed new building will be masonry in construction, with metal and glass accents, and will measure 80'-0" (max.) in height.

NO. 17970 (2nd WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1450

Common Address: 1546-50 North Clark; 101-15 W North Ave & 1555-65 N LaSalle St.; 121-29 W North Ave

Applicant: 1546 N Clark LLC (See application for list of LLC members)

Owner: (See application for list of owners)

Attorney: Katriina McGuire/ Schain, Burney, Banks & Kenny

Change Request: B1-5 Neighborhood Shopping District and B3-5 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: Residential and retail building with 122 dwelling units, 52 parking spaces, and retail uses. The building will be 125 feet tall

NO. 18023 (2nd WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3303

Common Address: 801-833 North Clark St/ 77 West Chestnut

Applicant: Ryan Companies US, Inc. (See application for list of LLC members)

Owner: U.S. Bank National Association

Attorney: Katriina McGuire

Change Request: DX-5 Downtown Mixed-Use District and DX-7 Downtown Mixed Use District to DX-7 Downtown Mixed Use District and DX-7 Downtown Mixed Use District to a Residential Business Planned Development

Purpose: The proposed development will consist of 392 dwelling units. 159 parking spaces. 50 bike spaces and will be 380 feet tall. The existing bank building located at the northeast corner of West Chicago — Avenue and North Clark Street will remain.

NO.18040 (27th WARD) ORDINANCE REFERRED (5-28-14)
DOCUMENT #O2014-4171

Common Address: 1001 West Chicago Avenue

Applicant: SP Riverwest, LLC (See application for list of LLC members)

Owner: Gonnella Baking Co.

Attorney: Edward J.Kus / Taft Stettinius & Hollister LLP

Change Request: M1-3 Limited Manufacturing/ Business Park District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: A two-building mixed-use development with approximately 38000 SF of ground floor retail; 363 dwelling units; 320 parking spaces; a maximum building height of 180 feet.

NO.18077-T1 (27th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4948

Common Address: 832-856 West Fulton Market Street

Applicant: 832 W.Fulton, LLC (See application for list of LLC members)

Owner: 832 W.Fulton, LLC (See application for list of LLC members)

Attorney: Edward J.Kus – Taft Stettinius & Hollister LLP

Change Request: C1-1 Neighborhood Commercial District to C3-2 Commercial, Manufacturing and Employment District

Purpose: No dwelling units. There will be about 60000 SF of commercial space and about 18000 SF of ground floor retail space with 50 on-site parking spaces. The maximum height is 50 feet. New additions will be added to the existing historical buildings

NO. 17859 (30th WARD) ORDINANCE REFERRED (10-16-13)
DOCUMENT # O2013-7557

Common Address: 4737 W Warwick Avenue

Applicant: Robert Egan

Owner: Robert Egan

Attorney: Meg George, Neal & Leroy

Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

Purpose: To have a three dwelling unit residential building comply with the Chicago Zoning Ordinance

NO. 18001 (31st WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2338

Common Address: 4000-4180 West Diversey Ave; 4029-4153 West George

Applicant: 4K Diversey Partners LLC (See application for list of LLC members)

Owner: 4K Diversey Partners LLC (See application for list of LLC members)

Attorney: DLA Piper

Change Request: M1-1 Limited Manufacturing/ Business Park District to C2-2 Motor Vehicle Related Commercial District and then to a Planned Development

Purpose: The Applicant seeks approval of a Planned Development to allow for adaptive re-use of the structures on the property and activation of currently unused property. The proposed uses include approximately 1,000,000 square feet of industrial space, approximately 300,000 square feet of accessory parking, approximately 110,000 square feet of commercial space, and approximately 100,000 square feet of business live/work units (approx 82 units)

NO.18110 (44th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5797

Common Address: 1418 West Addison Street

Applicant: CA Residential 1418 W Addison, LLC

Owner: CA Residential 1418 W Addison, LLC

Attorney: Law office of Samuel VP Banks

Change Request: RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Multi Unit District

Purpose: The applicant is seeking a zoning change to permit 10 dwelling units to be located within the existing building with a proposed rear addition. There will be no commercial space and the height of the building with addition will be 36'-6'. There will be no site parking for 10 vehicles.

NO.18076(44th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4947

Common Address: 1431 West Roscoe Street

Applicant: 1431, LLC (Joseph Kiferbaum)

Owner: 1431, LLC (Joseph Kiferbaum)

Attorney: Law Offices of Samuel V.P. Banks

Change Request: RT-3.5 Residential Two-Flat, Townhouse, and Multi-Unit District to RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District

Purpose: The Applicant is seeking a zoning amendment in order to permit the redevelopment of the subject property with a new three-story (with basement), three(3) dwelling unit, residential building, with on-site parking for three vehicles. The existing two-and-half (2 ½) story, two-unit, residential building will be razed. The proposed new building will be masonry in construction and measure 38' (approx.) in height.

NO.18116 (44th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5803

Common Address: 2941-2947 North Clark Street

Applicant: Oxford, LLC (See Application for list of LLC Members)

Owner: Cimpar Investments, LLC

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 development of a new 5 story mixed –use building containing 20 residential dwelling units and 1 ground floor commercial unit . the proposed commercial space will be 5,000 square feet. The applicant will seek a variation to reduce on-site parking to 16 vehicles. The height of the proposed building is 58'-0".