

**DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
JANUARY 23, 2017**

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**NO. A-8228 (26th WARD) ORDINANCE REFERRED (5-18-16)
DOCUMENT # O2016-3999**

Common Address: 3456-58 West North Ave
Applicant: Alderman Roberto Maldonado
Change Request: B3-1 Community Shopping District to RS3 Residential Single-Unit
(Detached House) District

**NO. A-8229 (26th WARD) ORDINANCE REFERRED (5-18-16)
DOCUMENT # O2016-3997**

Common Address: 3508-16 West North Ave
Applicant: Alderman Roberto Maldonado
Change Request: B3-1 Community Shopping District to RS3 Residential Single-Unit
(Detached House) District

**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. 18911 (1ST WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5586

Common Address: 1968-1986 North Milwaukee; 2433-2435 West Armitage

Applicant: 1980 Milwaukee, LLC

Owner: Armitage Milwaukee Development, LLC

Attorney: Rich Klawiter & Katie Jahnke Dale – DLA Piper, LLP (US)

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

Purpose: The Applicant requests a rezoning of the subject property to allow for the development of a mixed-use building containing 150 residential dwelling units, 20 parking spaces, ground floor commercial uses and accessory/incidental uses

NO. 18929-T1 (1ST WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6324

Common Address: 1327-1335 N Milwaukee Ave

Applicant: The Den Theatre Chicago LLC

Owner: See application for full list of owners

Attorney: Axia Law

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

Purpose: The property is improved with two buildings with a combined lot size of approximately 12,000 sq.ft. The southern building is approximately 50' and consists of 3 stories with six commercial spaces and no dwelling units. The northern building is approximately 33'-6' and consists of 2 stories with 1 commercial space and no dwelling units. No off street parking is available, but applicant will seek an administrative adjustment pursuant to TOD ordinance for reduction of required parking. Applicant intends to connect both buildings into one space. No changes will be made to the existing building height or dwelling units

NO. 19009 (2nd WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7343

Common Address: 400 E 33rd Street; 3201-3263 S Dr. Martin Luther King Jr. Drive (See application for full list of addresses)

Applicant: Lake Meadows Associates, an Illinois Limited Partnership

Owner: Lake Meadows Phase II Limited Partnership

Attorney: Andrew Scott

Change Request: Residential Business Planned Development No. 1169 to Residential Business Planned Development No. 1169, as amended

Purpose: The applicant proposes to amend the planned development to permit interim uses in areas of the planned development where a final subarea plan has not been approved. In addition, applicant seeks approval of a 18-space. Accessory parking lot to serve prospective tenants of the Lake Meadows Apartments

NO. 18783 (25TH WARD) ORDINANCE REFERRED (5-18-16)
DOCUMENT #O2016-3916

Common Address: 246-262 W 22nd Place

Applicant: Chinese Consolidated Benevolent Association of Chicago

Owner: Chinese Consolidated Benevolent Association of Chicago

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-5 Community Shopping District and then to a Planned Development

Purpose: To demolish the existing building and build a new 8 story, mixed-use building with commercial space on the first and second floor (community center, approximately 20,000 SF) and maximum of 92 dwelling units for elderly housing on the upper floors; 31 parking spaces; height: 95'-0"

NO. 18898 (25th & 27th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5573

Common Address: 1115 West Washington Boulevard; 19-27 North May Street

Applicant: Peerless Real Estate Investments Manager, LLC

Owner: Peerless Real Estate Investments Manager, LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: DX-3 Downtown Mixed-Use District to DX-7 Downtown Mixed-Use District and then to a Residential Planned Development

Purpose: The Applicant is seeking a zoning change in order to permit the construction of two new all residential buildings, containing a total of fifty-six dwelling units - at the site. All of the existing buildings and structures, on each of the Parcels will be razed. Parcel One (1115 West Washington Boulevard) will be redeveloped with a new nine-story (seven-story, with two-story penthouse and basement) residential building, containing a lobby and interior parking for forty-four vehicles – at grade level, and twenty-eight dwelling units – above (Floors 2 thru 9). Parcel Two (19-27 North May Street) will similarly be redeveloped with a new nine-story (seven-story, with two-story penthouse and basement) residential building, containing a lobby and interior parking for forty-four vehicles – at grade level, and twenty-eight dwelling units – above (Floors 2 thru 9). Each new building will be masonry and glass in construction and measure approximately 109 feet in height.

NO. 19016 (26th WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT #O2016-7929

Common Address: 1736 N Kedzie Ave

Applicant: Devise Development LLC – 1736 N Kedzie

Owner: Devise Development LLC – 1736 N Kedzie

Attorney: William JP Banks of Schain Banks

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

Purpose: To allow for the construction of a 3 story 4 residential dwelling unit building with four parking spaces

NO.18481 (27th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6359

Common Address: 900 W Washington

Applicant: Torikago LLC

Owner: Torikago LLC

Attorney: Katriina McGuire

Change Request: DX-3 Downtown Mixed Use District to DX-5 Downtown Mixed-Use District

Purpose: The proposed use is a 24-unit, 132.5 foot (10 story) condominium building with 24 parking spaces on the ground floor.

NO. 18739 (27th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2627

Common Address: 158-182 N Green St; 833-857 W Lake St; 163-185 N Peoria St and 167-173 N Green St.

Applicant: Bridgford Foods Corporation

Owner: Bridgford Foods Corporation

Attorney: Rich Klawiter

Change Request: C1-1 Neighborhood Commercial District and C3-1 Commercial, Manufacturing and Employment District to C1-5 Neighborhood Commercial District and then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from CI-1 Neighborhood Commercial District and C3-i Commercial, Manufacturing and Employment District to the CI-5 Neighborhood Commercial District then to a Residential-Business Planned Development to allow for the development of two mixed-use buildings containing 322 overall residential dwelling units, 250 parking spaces, and office, commercial and accessory/incidental uses.

NO. 18913 (27th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5588

Common Address: 801-813 West Lake Street; 174-184 North Halsted Street

Applicant: Partners & Bond, LLC

Owner: 801 w. Lake, LLC

Attorney: Rich Klawiter & Katie Jahnke Dale – DLA Piper, LLP (US)

Change Request: C3-1 Commercial, Manufacturing and Employment District and DX-5 Downtown Mixed-Use District to DX-7 Downtown Mixed-Use District then to Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property to permit the construction of an approximately 20-story building with ground floor commercial and retail uses, +/- 245 extended-stay hotel rooms, a minimum of 50 parking spaces, and accessory and incidental uses.

NO. 18942 (27th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6337

Common Address: 200-210 N Carpenter; 1032-1056 W Lake; 201-211 N Aberdeen; 1039 W Lake Chicago

Applicant: 1056 W Lake LLC

Owner: See application for list of applicants

Attorney: DLA Piper

Change Request: C1-2 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District and then to a Business Planned Development

Purpose: To permit the construction of an approximately +/- 186' commercial building with a minimum of 94 parking spaces and accessory and incidental uses

NO. 18970-T1 (29th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6367

Common Address: 2601-2619 N Harlem Ave

Applicant: Noah Properties

Owner: 2601 Harlem LLC; 2605 Harlem LLC

Attorney: Law Office of Samuel VP Banks

Change Request: M1-1 Limited Manufacturing/ Business Park District and B1-1 Neighborhood Shopping District to B2-2 Neighborhood Mixed-Use District

Purpose: The subject property will be divided into 4 new zoning lots. Each resulting zoning lot will be developed with a new 3 story building that will contain 6 residential units. Onsite parking for 6 cars will be located at the rear of each new zoning lot. Each building will be 30 feet 6 inches in height. Each building will be masonry in construction

NO. 18948 (32nd 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. 19018-T1 (41st WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT #O2016-7931

Common Address: 6332-6340 N Northwest Hwy
Applicant: Harlem 2016 LLC
Owner: Harlem 2016 LLC
Attorney: Kevin Wolfburg, Schain Banks
Change Request: M1-1 Limited Manufacturing/ Business Park District to B3-1 Community Shopping District
Purpose: To allow for a commercial development containing 2 commercial buildings with a total square footage of 4,689 square feet with 23 parking spaces. Building 1 will consist of one retail store and building 2 will consist of one restaurant/coffee shop with drive thru.

NO. 18930 (46th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6325

Common Address: 4600 N Clarendon
Applicant: Horizon Group XX LLC
Owner: Horizon Group XX LLC
Attorney: Law Office of Samuel VP Banks
Change Request: PD No. 37 to PD No. 37, as amended
Purpose: the applicant is proposing to establish 9 new residential units on the first floor of the existing 14 story building located at 4600 N Clarendon. The proposed residential units will replace vacant office space located within the existing building. All of the proposed conversion work will be contained within the existing building. The footprint will remain unchanged. The existing building height of 130 will remain unchanged. The building will contain a total of 165 residential units.

NO. 18945-T1 (47th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6340

Common Address: 3220-22 North Lincoln Avenue
Applicant: 3220 Lincoln LLC
Owner: 3220 Lincoln LLC
Attorney: DLA Piper LLC
Change Request: C1-3 Neighborhood Commercial District to C1-3 Neighborhood Commercial District
Purpose: To allow construction of a new 5 story multi-family residential building containing 19 units with 4 surface parking spaces and commercial on the ground

NO. 18952-T1 (47th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6347

Common Address: 1770 W Berteau

Applicant: 1770 W Berteau, LLC and 1657 W Addison LLC

Owner: 1770 W Berteau, LLC and 1657 W Addison LLC

Attorney: Warren Silver

Change Request: M1-2 Limited Manufacturing/ Business Park District to C3-5 Commercial, Manufacturing and Employment District

Purpose: The building on the property will remain the same, with a 73 height and with approximately 73,459 sq.ft. of existing commercial spaces to the site, bringing the total number of parking spaces to 26

NO. 18978-T1 (47th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7301

Common Address: 4646 N Damen

Applicant: 4646 Damen LLC

Owner: George Figueroa and Marianne Perry

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) 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 Applicant intends to raze the existing structures, at the property. The new proposed building will contain one (1) commercial/retail space (1,830 square feet) - at grade level and nine (9) dwelling units - above (Floors 2 thru 4). Due to its close proximity to the local CTA Station, and pursuant to the Transit Oriented Development (TOD) Ordinance, there will be surface parking for four (4) vehicles, at the rear of the property. The new proposed building will be masonry in construction, with glass accents, and measure 44 feet-4 inches in height.