

**Deferred Agenda  
Committee on Zoning, Landmarks & Building Standards  
November 29, 2016**

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**NO. A-8247 (13<sup>th</sup> WARD) ORDINANCE REFERRED (7-20-16)**  
**DOCUMENT # O2016-5630**

**Common Address:** 5201-25 W 63<sup>rd</sup> St; 6300-10 S Laramie Ave; 6301-13 S Latrobe Ave

**Applicant:** Alderman Marty Quinn

**Change Request:** B1-1 Neighborhood Shopping District to RS2 Residential Single-Unit (Detached House)

**NO. A-8228 (26<sup>th</sup> 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 (26<sup>th</sup> 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. 18904-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7-20-16)**  
**DOCUMENT # O2016-5579**

**Common Address:** 1537 West Walton Street

**Applicant:** EZMB, LLC

**Owner:** EZMB, LLC

**Attorney:** Daniel G. Lauer

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

**Purpose:** The Applicant intends to construct a three-story building with roof access, consisting of three dwelling units with a three-car garage. The footprint of the building shall be approximately 20 ft. by 81 ft. 2 in. and the garage shall be 44 ft. 11 in. high as defined by City Code

**NO. 18872 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (6-22-16)**  
**DOCUMENT #02016-4798**

Common Address: 1354-1408 S Wabash

Applicant: Landmark Wabash LLC

Owner: 1240 South Wabash Corporation

Attorney: John George

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

Purpose: 24 Story 280 foot tall building containing 296 dwelling units with approximately 4,500 sq. ft. of commercial space on the ground floor and 80 on-site parking spaces.

**NO. 18792 (5<sup>TH</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT #02016-3925**

Common Address: 2221-2231 E 67<sup>th</sup> Street and 6714-6728 S Crandon Ave

Applicant: Shoreline Apartments Reality LLC

Owner: Shoreline Apartments Reality LLC

Attorney: Carol Stubblefield

Change Request: RM-5 Multi Unit District and RM-6 Residential Multi Unit District to RM-5 Multi Unit District and then to a Planned Development

Purpose: The applicant proposes to renovate and rehabilitate an existing residential building with 106 new rental dwelling units; 92 parking spaces and an existing building height of approximately 161'-0".

**NO. 18972 (10<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6368**

Common Address: 13535 S Torrence Ave

Applicant: CenterPoint Chicago Enterprise LLC

Owner: CenterPoint Chicago Enterprise LLC

Attorney: Mara Georges, Daley & Georges; Richard Toth, Daley and Georges

Change Request: PMD NO. 6 to Manufacturing Business Waterway Planned Development

Purpose: An approximately 380,994 sf building for the manufacture and assembly of rail cars. No dwelling units. Approximately 47' high building. Approximately 315 parking spaces

**NO. 18928-T1 (14<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6320**

Common Address: 2801-33 West 47<sup>th</sup> Street; 4700-32 S California Ave

Applicant: Esperanza Health Centers

Owner: CF III California – 47<sup>th</sup> LLC

Attorney: Chico and Nunes

Change Request: M2-2 Light Industry District and M2-3 Light Industry District to C3-3 Commercial, Manufacturing and Employment District

Purpose: The existing building shall be razed. The subject property will be re-developed with a new 3 story building which will contain medical related uses and on site exterior parking for 171 vehicles. The proposed height is 52 feet

**NO. 18894-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (7-20-16)**  
**DOCUMENT #O2016-5569**

Common Address: 440-50 North Morgan Street; 1000-10 West Hubbard Street

Applicant: 440 Morgan, LLC, dba, 450 Morgan, LLC

Owner: 440 Morgan, LLC, dba, 450 Morgan, LLC

Attorney: Michael Ezgur

Change Request: M2-2 Light Industry District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant proposes to construct a new five-story building consisting of approximately 8,636 square feet of retail space, 23,836 square feet of office space with an accessory roof top deck, 35 parking spaces and no loading berth. The height of the proposed building is 70 feet.

**NO. 18955 (21<sup>st</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6350**

Common Address: 9153-59 S Loomis Street

Applicant: Elite Invest LLC Series 1000

Owner: Elite Invest LLC Series 1000

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 allow 6 dwelling units within the existing 3 story residential building. 6 parking spaces; no commercial space; 3 story, existing height- no change proposed

**NO. 18900 (27<sup>th</sup> WARD) ORDINANCE REFERRED (7-20-16)**  
**DOCUMENT #O2016-5575**

Common Address: 1210 West Lake Street

Applicant: R2/MR 1210 Partners, LLC

Owner: R2/MR 1210 Partners, LLC

Attorney: Thompson Coburn LLP, c/o Bernard I. Citron

Change Request: M2-3 Light Industry District to DS-5 Commercial, Manufacturing and Employment District

Purpose: The proposed use is an approximately 10,900 square foot office building with an additional approximate 7,500 square feet of space in a new mezzanine level and zero parking spaces.

**NO. 18910 (27<sup>th</sup> WARD) ORDINANCE REFERRED (7-20-16)**  
**DOCUMENT #O2016-5585**

Common Address: 901-905 West Fulton Market; 214-232 North Peoria Street

Applicant: Thor 905 W. Fulton, LLC

Owner: John R. Morreale Inc.

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

Change Request: C1-1 Neighborhood Commercial District to DX-3 Downtown Mixed-Use District then to Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property, to permit the restoration and expansion of two existing historic 3-story buildings with a new 2-story addition and the addition of a new 5-story commercial building. The buildings will contain ground floor retail uses with office space above, together with accessory and incidental uses

**NO. 18914-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (7-20-16)**  
**DOCUMENT #O2016-5589**

Common Address: 942-946 West Fulton Market

Applicant: Thor 942 West Fulton, LLC

Owner: Thor 942 West Fulton, LLC

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

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

Purpose: The Applicant requests a rezoning of the subject property to allow a one-story addition to an existing three-story building with ground floor retail and office above with an outdoor terrace on the fourth floor.

**NO. 18965-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6362**

Common Address: 327 N Aberdeen Street

Applicant: 327 North Aberdeen Owner LLC

Owner: 327 North Aberdeen Owner LLC

Attorney: Bridget M O'Keefe, Daspin & Aumnet

Change Request: M2-3 Light Industry District to DS-3 Downtown Service District

Purpose: There will be no expansion of the existing building in terms of density, building area or height. No parking or loading are required due to the fact building is more than 50 years old, but two existing loading docks will continue to be utilized

**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. 18964-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (9-14-16)**  
**DOCUMENT #O2016-6361**

Common Address: 1742-1762 N Milwaukee

Applicant: R2 Core 1760, LLC

Owner: R2 Core 1760, LLC

Attorney: Thomas Coburn LLP

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-2 Community Shopping District

Purpose: Applicant proposes to establish an approximately 16,965 sq.ft. sports and recreation participant use in an existing structure, which is currently 16,510 and approximately 17.2 feet tall. Applicant also seeks to add an approximately 2305 sq.ft. roof deck to the existing building. The site is a transit served location and will seek a parking reduction to 0 parking spaces by administrative adjustment

**NO. 18945-T1 (47<sup>th</sup> 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