

**DEFERRED AGENDA  
COMMITTEE ON ZONING,  
LANDMARKS & BUILDING STANDARDS  
AUGUST 30, 2018**

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**NO. 19332-T1 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5525**

OFFICE OF THE  
CITY CLERK

**Common Address:** 4545 N Ravenswood Ave

**Applicant:** HPL-4545 Ravenswood LLC

**Owner:** HPL-4545 Ravenswood LLC

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to C1-5  
Neighborhood Commercial District

**Purpose:** The Applicant is seeking a zoning change in order to permit the location and establishment of an outdoor patio/deck, on the roof of the existing four-story (with rooftop penthouse) commercial/office building, at the site. The proposed rooftop patio/deck will be for the exclusive use and enjoyment of the commercial and/or office tenants of the building (including, without limitation, a potential brewery/taproom/restaurant). The existing building contains 3,796 square feet (approx.) of commercial/retail space - at grade level, and three floors of office space (5,243 square feet per floor) - above. There is an existing rooftop penthouse (685 square feet approx.) above the 4<sup>th</sup> Floor. There is no off-street vehicular parking, available at the site, but there is one (1) loading berth, located within the interior of the Floor. The existing building is masonry in construction and measures 77 feet-0 inches in height

**NO. 19093-T1 (35<sup>TH</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-143**

**Common Address:** 3201 W Belmont

**Applicant:** Tullamore Management LLC

**Owner:** Tullamore Management LLC

**Attorney:** Law Office of Samuel VP Banks Associates

**Change Request:** C1-1 Neighborhood Commercial District to B2-3 Neighborhood  
Mixed-Use District

**Purpose:** The Applicant is proposing to develop the subject property with three (3) new three-story buildings. Each building will contain three (3) dwelling units. The proposed residential buildings will be masonry construction. One of the proposed buildings will be 39 feet in height. The two (2) other buildings will be 37 feet in height. The proposed development qualifies as a Transit Oriented Development and therefore no on-site parking is proposed.

**NO. 19592-T1 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (3-28-18)**

**DOCUMENT #02018-2325**

**Common Address:** 1114 W Fulton St

**Applicant:** FMW Holdings LLC

**Owner:** FMW Holdings LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** C1-1 Neighborhood Commercial District to DX-5 Downtown Mixed Use District

**Purpose:** The Applicant is seeking a zoning change in order to permit the renovation and expansion of the existing four-story building. The zoning change will also bring the existing non-conforming building into compliance, under the current Zoning Ordinance. The proposed renovation plan calls for the establishment of commercial (3,137 square feet) space - at grade level, and office suites - above (Floors 2 thru 4). The plan also calls for the erection of a one-story penthouse, above the 4<sup>th</sup> Floor, which will be for the exclusive use of the tenants of the building. No onsite parking is intended or required. The existing building, with proposed 5<sup>th</sup> Floor addition, is and will be masonry in construction and will measure 61 feet-0 inches in height.

**NO. 19680 (25<sup>th</sup> WARD) ORDINANCE REFERRED (5-23-18)**  
**DOCUMENT #02018-4363**

**Common Address:** 1907-1909 S Blue Island Ave

**Applicant:** Ventus Blue Island LLC

**Owner:** FLG Corporation

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

**Change Request:** C1-2 Neighborhood Commercial District to RM5.5 Residential Multi Unit District

**Purpose:** After rezoning, the building will contain 12 dwelling units with 1,580 sf of commercial space on the ground floor. 3 dwelling units will be government subsidized and require no parking. The building will remain the same height. There will be no changes to the exterior of the building. Applicant is seeking a variance to reduce 5 parking spaces to 0 parking spaces. The building is also a contributing property in a landmark district.

**NO. 19135-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**

**DOCUMENT #O2017-1920**

Common Address: 500 West 32<sup>nd</sup> Street

Applicant: Catherine Ricobene

Owner: Catherine Ricobene

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

Purpose: The property will be used as 6 residential dwelling units with approximately 1,900 square feet of ground floor commercial space. The property will continue to provide 3 parking spaces, no increase to the existing height of the building is proposed. The ground floor commercial space will be used as a restaurant

**NO. 19186 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (4-19-17)**

**DOCUMENT #O2017-3198**

**Common Address:** 1-23 W Cermak Rd, 2210-2458 S State St, 2401-2459 S Dearborn St, 2301-2359 S Federal St, 2301-2309 S State St, 1-9 E 23rd St, 1-53 W 23rd St, 2-24 W 23rd St and 34-54 W 24th St

**Applicant:** Ickes Master Developer JV LLC

**Owner:** Please see application for list of owners

**Attorney:** DLA Piper

**Change Request:** C2-3 Motor Vehicle Related Commercial District, RM-5 Multi Unit District, DX-3 Downtown Mixed Use District, and M1-3 Limited Manufacturing/Business Park District to a DX-3 Downtown Mixed Use District and then to a Residential Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the C2-3 Motor Vehicle Related Commercial District, the RM-5 Residential Multi-Unit District and the MI-3 Limited Manufacturing/Business Park District to the DX-3 Downtown Mixed-Use District and then to a Residential-Business Planned Development to allow for the construction of approximately 972 residential dwelling units and approximately 75,000 square feet of commercial and retail space containing an overall FAR of 2.58. Accessory parking, and accessory and incidental uses.

**NO. 19559 (1<sup>st</sup> WARD) ORDINANCE REFERRED (2-28-18)**

**DOCUMENT #02018-1835**

**Common Address:** 1750 N Western Ave

**Applicant:** GW Property Group

**Owner:** 1750 N Western Corp

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** C1-2 Neighborhood Commercial District, M1-1 Limited Manufacturing/ Business Park District and M1-2 Limited Manufacturing District to B3-5 Community Shopping District and B3-5 Community Shopping District to a Residential Business Planned Development

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new seven-story mixed-use (commercial/residential) building, at the subject property. The existing one-story commercial building and gas station will be razed/removed. The new proposed building will contain commercial/retail space (9,680 square feet) - at grade level and 2<sup>nd</sup> Floor, and a total of 127 dwelling units - above (Floors 2 thru 7). The subject property is located less than 1,320 linear feet from the entrance to the CTA Blue Line Station, and - therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, the new building will have onsite parking for a total of thirty-six (36) vehicles, located within the interior of the Floor, for use by the residential and retail tenants of the new building and their guests/patrons. The new building will be masonry in construction and measure 85 feet-0 inches in height. *\*The proposed height and number of dwelling units (density) triggers a mandatory planned development, under the current Zoning Ordinance*