

**Deferred Agenda  
Committee on Zoning, Landmarks & Building Standards  
Meeting of April 5, 2016**

**NO. A-8202 (19<sup>th</sup> WARD) ORDINANCE REFERRED (2/10/16)**  
**DOCUMENT # O2016-738**

**Common Address:** 2712-56 W 111<sup>th</sup> St  
**Applicant:** Alderman Matthew O'Shea  
**Change Request:** C1-1 Neighborhood Commercial District to B1-1 Neighborhood Shopping District

**NO. A-8203 (19<sup>th</sup> WARD) ORDINANCE REFERRED (2/10/16)**  
**DOCUMENT # O2016-738**

**Common Address:** 2733-59 W 111<sup>th</sup> St; 11100-11110 S Fairfield Ave  
**Applicant:** Alderman Matthew O'Shea  
**Change Request:** B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

**NO.18266 (46<sup>th</sup> WARD) ORDINANCE REFERRED (1-21-15)**  
**DOCUMENT #O2015-50**

**Common Address:** 3911-3985 North Milwaukee Ave; 4671-4777 West Irving Park Road  
**Applicant:** CSD Six Corners LLC (See Application for list of LLC Members)  
**Owner:** CSD Six Corners LLC (See Application for list of LLC Members)  
**Attorney:** Kevin Wolfberg  
**Change Request:** B1-1 Neighborhood Shopping District to B3-3 Community Shopping District and then to a Business Planned Development  
**Purpose:** The proposed use is a 4 story vertical retail center containing 196,240 square feet of retail with 473 parking spaces. The Planned Development will also include a 5,000 square foot financial Institution containing 29 parking spaces

**NO.18619 (42<sup>nd</sup> -- WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #O2016-52**

**Common Address:** 346 – 58 N. Union Street & 347 – 357 N. Halsted Street  
**Applicant:** Chicago Self Storage II, LLC  
**Owner:** Chicago Self Storage II, LLC  
**Attorney:** Katrina S. McGuire / Bernard I. Citron c/o Thompson Coburn, LLP  
**Change Request:** DS-5 Downtown Service District to DX-5 Downtown Mixed-Use District then to a Residential Planned Development  
**Purpose:** Proposed construction of a 38 story, 373 unit residential dwelling building with a height of 450' with 145 parking spaces and 77 bicycle spaces

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**NO. 18661 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (02-10-16)**  
**DOCUMENT #02016-652**

**Common Address:** 2849 W. Roscoe

**Applicant:** Anthony Araque

**Owner:** Anthony Araque

**Attorney:** William J.P. Banks of Schain Banks

**Change Request:** RS-3 Residential Single-Unit (Detached House) District to RT-4 Residential Two Flat, Townhouses, and Multi-Unit District

**Purpose:** To allow for a proposed 3 story 4 dwelling unit building with 4 parking spaces.

**NO.18487 (28<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6378**

**Common Address:** 1341-1345 South Fairfield Ave

**Applicant:** Sinai Health System

**Owner:** City of Chicago

**Attorney:** David Narefsky

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5.5 Multi Unit District and then to Institutional Planned Development No. 49, as amended

**Purpose:** Hospital; Day Care; Government-operated Health Center: Wireless Communications Facilities; Accessory Uses serving principal uses located throughout the Planned Development, as amended; and Retail-Sales-General, provided that (i) such use shall be permitted only within the Ambulatory Care Center and (ii) the total square footage devoted to such uses shall not exceed 12,000 square feet in the aggregate

**NO.18605 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8490**

**Common Address:** 820-850 West Lake St; 200-208 North Green Street; 201-209 North Green Street

**Applicant:** 200 Green Developer LLC

**Owner:** See application for list of owners

**Attorney:** Rich Klawiter & Katie Jahnke Dale

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

**Purpose:** The Applicant requests a rezoning of the subject property from the CI-1 Neighborhood Commercial District to the C3-5 Commercial, Manufacturing and Employment District then to a Business Planned Development to permit the construction of an approximately 11-story plus penthouse hotel with ground floor commercial and retail uses, accessory parking and accessory and incidental uses

**NO. 18658 (27<sup>th</sup> WARD) ORDINANCE REFERRED (02-10-16)**  
**DOCUMENT #02016-649**

**Common Address:** 1410 W. Huron St., Chicago, IL

**Applicant:** McNamara Builders Inc.

**Owner:** McNamara Builders Inc.

**Attorney:** Law Office of Mark J. Kupiec & Assoc.

**Change Request:** RS-3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** To demolish the existing building and build a new 3 story, 3 dwelling unit residential building; 3 parking spaces (garage); no commercial space; 3 story, height 38'.

**NO. 18664 (27<sup>th</sup> WARD) ORDINANCE REFERRED (02-10-16)**  
**DOCUMENT #02016-655**

**Common Address:** 2110 W. Washington St.

**Applicant:** Lionstone LLC, Series 2110

**Owner:** Lionstone LLC, Series 2110

**Attorney:** Thomas S. Moore

**Change Request:** RT-4 Residential Two Flat, Townhouses, and Multi-Unit District to RM5 Residential Multi-Unit District

**Purpose:** In order to construct a new 4 story, 4 residential dwelling unit building with 4 parking spaces. The height of the building will be 47'.

**NO. 18666 T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (02-10-16)**  
**DOCUMENT #02016-657**

**Common Address:** 710-716 N. Racine

**Applicant:** 710 Racine LLC

**Owner:** 710 Racine LLC

**Attorney:** William J.P. Banks

**Change Request:** RS-3 Residential Single-Unit (Detached House) District and M1-2 Limited Manufacturing/Business Park District to B2-3 Neighborhood Mixed-Use District

**Purpose:** To allow for a proposed 5 story 15 dwelling unit building with 15 parking spaces. The height of the building will be 53'2" with no commercial space.

**NO.18614 (25<sup>th</sup> WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-47**

**Common Address:** 1830 – 58 West 19<sup>th</sup> Street

**Applicant:** The National Museum of Mexican Art

**Owner:** Chicago Park District

**Attorney:** Sylvia C. Michas c/o Chico & Nunes P.C.

**Change Request:** Institutional Planned Development #639 to Institutional Planned Development #639 as amended

**Purpose:** The one-story brick building, which currently operates as the National Museum of Mexican Art, will remain. The zoning amendment is required in order to permit a surface parking lot, containing fifty (50) parking spaces, within the Property. The proposed surface parking lot will be accessory to the museum's operation and serve the museum's patrons.

**NO.18502 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6393**

**Common Address:** 1320-1354 S Michigan Ave; 64-80 E 14<sup>th</sup> St

**Applicant:** SMAT, LLC

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

**Attorney:** John George, Schuyler Roche & Crisham PC

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

**Purpose:** The proposed zoning amendment is to plan the development of the property within a Residential Business Planned Development with Sub-Areas A, B and C. Sub-Area A is proposed to be developed with a 48 story residential building with a zoning height of 495' containing 500 units, retail space on the ground floor and 240 on-site parking spaces. The existing 1 story retail building and 7 story residential building in Sub-Area B and the 2 story bank building in sub-Area C will remain.

**NO.18522 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6414**

**Common Address:** 2109-2135 S Wabash Ave

**Applicant:** DK Acquisitions

**Owner:** Chicago Title Land Trust

**Attorney:** Katriina S. McGuire

**Change Request:** DX-5 Downtown Mixed-Use District and DX-3 Downtown Mixed Use District to DX-5 Downtown Mixed-Use District and then to a Residential Business Planned Development

**Purpose:** To redevelop the site with a proposed 256' tall building with a maximum of 275 residential dwelling units, a hotel, commercial and retail uses. A total of 103 parking spaces and 53 bicycle spaces will be provided.

**NO. 18667 T1 ( 1<sup>ST</sup> WARD) ORDINANCE REFERRED (02-10-16)**  
**DOCUMENT #02016-658**

**Common Address:** 2074 N. Milwaukee, Chicago, IL

**Applicant:** Milwaukee LLC

**Owner:** Milwaukee LLC

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

**Change Request:** B3-1 Community Shopping District to B3-3 Community Shopping District

**Purpose:** To construct a three story mixed use building with 1,125 sq ft of retail on the ground floor and dwelling units on floors 2 and 3 for a total of four dwelling units with 2 parking spaces

**NO.18599 (1<sup>ST</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8484**

**Common Address:** 2430 W Cortez St.

**Applicant:** James Noonan

**Owner:** James Noonan

**Attorney:** Gordon & Pikarski

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

**Purpose:** The property will be used as three residential dwelling units with no commercial space. Three parking spaces will be provided on site, The building will reach a height of 38 feet