

Deferred Agenda of a Meeting  
Committee on Zoning  
Landmarks & Building Standards  
February 9, 2016  
10:00 AM Council Chambers

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OFFICE OF THE  
CITY CLERK

**NO. TAD-536 (25<sup>th</sup> Ward) ORDINANCE REFERRED (7/29/15)**  
**DOCUMENT #O2015-5387**

Amendment of Municipal Code Chapters 4, 13 and 17 concerning licensing requirements pertaining to venues for private events

**NO. A-8187 (11<sup>th</sup> WARD) ORDINANCE REFERRED (11-18-15)**  
**DOCUMENT # O2015-8067**

**Common Address:** 1010-58 W 35<sup>th</sup> Street

**Applicant:** Alderman Patrick Thompson

**Change Request:** Residential Planned Development No. 961 to M1-1 Limited Manufacturing/ Business Park District

**NO. A-8181 (50<sup>TH</sup> WARD) ORDINANCE REFERRED (10-14-15)**  
**DOCUMENT # O2015-7406**

**Common Address:** 6501-11 N Western Ave

**Applicant:** Alderman Debra Silverstein

**Change Request:** C2-2 Motor Vehicle related Commercial District to RS2 Residential Single-Unit (Detached House)

**NO.18540 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #O2015-6439**

**Common Address:** 800-814 North Clark and 100-114 West Chicago

**Applicant:** Clark 800 LLC

**Owner:** Clark 800 LLC, Clybourn Commons LLC and Clark 800 Partners LLC as tenants in common

**Attorney:** DLA Piper

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

**Purpose:** The Applicant requests a rezoning of the subject property from DX-5 to a unified DX-7 Downtown Mixed-Use District and then to Residential-Business Planned Development to allow for the historic restoration of a +/- 104'6" mixed use commercial and residential building and construction of a new +/- 176'6" residential building containing an overall FAR of 7.0. up to 212 dwelling units, accessory parking, commercial uses on the ground floor, and accessory and incidental uses.

**NO.18518-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6408**

**Common Address:** 1414-46 West 21<sup>st</sup> Street and 2013-25 S Laflin Street

**Applicant:** Fox Chicago LLC

**Owner:** Fox Chicago LLC

**Attorney:** Law Office of Mark Kupiec & Associates

**Change Request:** M1-3 Limited Manufacturing/Business Park District and C1-2 Neighborhood Commercial District to B2-5 Neighborhood Shopping District

**Purpose:** To rehab the existing building and establish commercial units on the ground floor (approximately 4,200 SF of retail/office use), and 99 dwelling units both on the ground floor and on the upper floors: 52 parking spaces: height: 3-story / 44.08

**NO.18546 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10-14-15)**  
**DOCUMENT #02015-7344**

**Common Address:** 1300-1344 W Fulton St; 301-329 N Ada St; 1301-1345 W Carroll Ave and 300-330 N Elizabeth St.

**Applicant:** 1330 W Fulton LLC

**Owner:** 1330 W Fulton LLC, 300 N Elizabeth LLC, 323 N Ada LLC

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

**Change Request:** M2-3 Light Industry District to M1-3 Limited Manufacturing/Business Park District and then to a Planned Development

**Purpose:** Applicant proposes to complete construction of a partially built 8-story commercial building at 1330 W. Fulton St. as well as completion of a partially built parking garage located at 323 N. Ada St

**NO.18583 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8468**

**Common Address:** 1801-1853 W Jackson Blvd

**Applicant:** Blackhawk Community Ice Rink, LLC

**Owner:** Board of Trustees of Community College District No. 508

**Attorney:** Donna Pugh

**Change Request:** B3-3 Community Shopping District to an Institutional Planned Development

**Purpose:** 94,585 sq.ft. hockey practice facility/ community ice rink; 127 parking spaces; 26 bicycle spaces; building height: 52 feet

**NO.18584 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8469**

**Common Address:** 301-339 S Damen Ave; 1853-1959 W Jackson Blvd; 1840-1958 W Van Buren St

**Applicant:** Rush University Medical Center

**Owner:** Board of Trustees of Community College District No. 508

**Attorney:** Mara Georges

**Change Request:** B3-3 Community Shopping District to C1-5 Neighborhood Commercial District and then to an Institutional Planned Development

**Purpose:** The property will serve as a new campus for Rush University Medical Center. The Phase I building will be approximately 350,000 sq.ft; have approximately 200 parking spaces, and be approximately 250' feet high

**NO.18511 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6401**

**Common Address:** 1920 N Milwaukee Ave

**Applicant:** 1920 LLC

**Owner:** 1920 LLC

**Attorney:** Andrew Scott

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

**Purpose:** The applicant proposes to develop a six story building (plus amenity penthouse) with 50 dwelling units, about 6,000 square feet of ground floor retail space and 10 off-street parking spaces

**NO.18473-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (7/29/2015)**  
**DOCUMENT #02015-5378**

**Common Address:** 4306-12 North Kedzie Avenue

**Applicant:** TGC Development Corporation

**Owner:** Amratlal Patel

**Attorney:** F4 Consulting Ltd

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

**Purpose:** Three, 4-story residential buildings, 50'4" high, each containing 13 dwelling units with 13 off-street parking spaces.

**NO.18587 (44<sup>th</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8472**

**Common Address:** 1342 W Belmont Ave

**Applicant:** Hibernian Development LLC

**Owner:** Hibernian Development LLC

**Attorney:** Thomas Moore

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

**Purpose:** To add three stories of 2 residential dwelling units on each new floor, for a total of 6 residential dwelling units and one commercial space on the first floor. The commercial space will remain as existing. The height of the building will be 50 feet. There will be 6 parking spaces.

**NO.18601 (45<sup>th</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8486**

**Common Address:** 5653 N Northwest Hwy

**Applicant:** Lisa O'Neill

**Owner:** Lisa O'Neill

**Attorney:** Gordon & Pikarski

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to B3-1 Community Shopping District

**Purpose:** The existing building will be used as a restaurant and bar with grand level outdoor patio. No dwelling units are proposed. The one story building will maintain the existing height and square footage.

**NO. 17707 (46<sup>th</sup> WARD) ORDINANCE REFERRED (4/10/13)**  
**DOCUMENT # O2013-2478**

**Common Address:** 4400-4458 and 4401-4415 North Clarendon Avenue

**Applicant:** Montrose Clarendon Partners LLC (See application for list of LLC members)

**Owner:** (See application for list of owners members)

**Attorney:** DLA Piper

**Change Request:** Institutional Planned Development No. 138 and RM-5 Multi Unit District to RM6.5 Residential Multi Unit District and then to a Residential Business Planned Development

**Purpose:** The Applicant proposes to redevelop the property with a mixed-use project, including approximately 860 residential units, approximately 50,000 square feet of retail and commercial space, and approximately 733 parking spaces.