

**Deferred Agenda**  
**Committee on Zoning, Landmarks & Building Standards**  
**June 23, 2014**

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**NO. 17929-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (2-5-14)**  
**DOCUMENT # O2014-821**

**Common Address:** 2550 West Fullerton Ave

**Applicant:** Sustainabuild LLC-2550 (Igor Petrushchak)

**Owner:** 2548 LLC

**Attorney:** Law Offices of Mark J Kupiec & Assoc

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

**Purpose:** To demolish the existing building and to build one new mixed-use building with commercial/ retail on the ground floor and 15 dwelling units on the upper floors; 15 parking spaces; approximately 4650 square feet of commercial space; height: 49.5'

**NO. 17965 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1445**

**Common Address:** 2501-19 W Armitage Ave

**Applicant:** Spearhead Properties LLC (Dimitri Nassai, Mario Greco, Tony Andrews, Chris Walsh, Sean Staunton)

**Owner:** T Dowd LLC

**Attorney:** Thomas Moore

**Change Request:** C1-1 Neighborhood Commercial District to B3-3 Community Shopping District Community Shopping District, and then to a Residential Business Planned Development

**Purpose:** To construct two four story mixed-use buildings connected by a one story central lobby/amenity space, with 78 (39 per building) residential dwelling units, a 4,875 sf retail space and 57 indoor parking spaces.

**NO. 17907 (12<sup>th</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-31**

**Common Address:** 2601-2645 West 38<sup>th</sup> Street; 3802-3852 South Rockwell Ave; 2614-2644 West Pershing Road

**Applicant:** 39<sup>th</sup> and Archer LLC c/o First American Properties

**Owner:** 39<sup>th</sup> and Archer LLC c/o First American Properties

**Attorney:** Bernard Citron

**Change Request:** C1-2 Neighborhood Commercial District to a Business Planned Development  
**Purpose:** The Applicant intends to construct a retail center including a health club of 40,000 square feet and three other retail buildings providing a maximum of 33,500 square feet with a total of 366 surface parking spaces

**NO. 18011 (20<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2348**

**Common Address:** 6301-6321 S Stewart Ave, 6325-6329 S Stewart Ave, 307-319 W 63rd St, 327-361 W 63rd St, 6300-6316 S Harvard Ave, 6301-6315 S Harvard Ave, 6320-6332 S Harvard Ave, 6319-6333 S Harvard Ave, 6312-6356 S Yale Ave, 6400-6424 S Yale Ave, 244-344 W 64th St, 245-319 W 64th St and 6401-6425 S Harvard Ave

**Applicant:** St. Bernard Hospital

**Owner:** St. Bernard Hospital

**Attorney:** Carol Stubblefield

**Change Request:** B3-2 Community Shopping District to RM5 Residential Multi-Unit District; and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District; and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District

**Purpose:** Expand hospital campus for construction of new medical services building.

**NO. 18010 (25<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2347**

**Common Address:** 2120 S Jefferson St.; 600-630 W Cermak

**Applicant:** Redmoon Theatre

**Owner:** Phillip Mumford

**Attorney:** Mara Georges of Daley & Georges

**Change Request:** C3-3 Commercial, Manufacturing and Employment District to a Business Planned Development

**Purpose:** The existing building (approximately 56,977 sf) will house a theater with occupancy up to 3,000 individuals, including eligibility for a public place of amusement license for a theater with 1,000+ capacity. 112 parking spaces will be provided

**NO. 18000 (25<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2337**

**Common Address:** 1212-1236 W Madison St; 1-9 N Elizabeth St

**Applicant:** Chicago Title Land Trust Company Trust No. 8002360838 (See application for list of LLC members)

**Owner:** Chicago Title Land Trust Company Trust No. 8002360838 (See application for list of LLC members)

**Attorney:** Rich Klawiter

**Change Request:** C1-3 Neighborhood Commercial District and C2-3 Motor Vehicle Related Commercial District to a Residential Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property to construct a 46-unit addition to an existing 59-unit building at 1222 West Madison. The Applicant seeks to combine the existing building and the vacant parcel, upon which the new addition will be constructed, into a single zoning lot for purposes of calculating minimum lot area per dwelling unit. The combined 5-story buildings will have a maximum of 105 dwelling units.

**NO. 17850-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7548**

**Common Address:** 722 North Ada Street

**Applicant:** 722 ADA LLC (Igor Blumin and Alex Zdanov)

**Owner:** 722 ADA LLC (Igor Blumin and Alex Zdanov)

**Attorney:** Law Offices of Mark J Kupiec & Assoc

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District

**Purpose:** Demolish the existing building and build a new three dwelling unit building; no commercial space; 3 parking spaces; height: 45'

**NO. 18008-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2345**

**Common Address:** 456 N Carpenter St

**Applicant:** 456 N Carpenter Series of the Longford Group LLC (Padraic Connolly)

**Owner:** 456 N Carpenter Series of the Longford Group LLC (Padraic Connolly)

**Attorney:** Thomas Moore

**Change Request:** M2-2 Light Industry District to RM5 Residential Multi-Unit District

**Purpose:** To construct a 4 story 5 residential dwelling unit building (47' high), with no commercial space and 5 parking spaces

**NO. 17980 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2317**

**Common Address:** 155 N Wacker Dr.

**Applicant:** JBC/ 155 Develepment LLC (See application for list of LLC members)

**Owner:** JBC/ 155 Develepment LLC (See application for list of LLC members)

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

**Change Request:** Business Planned Development No 1060, as amended to Business Planned Development No 1060, as amended

**Purpose:** Applicant proposes this PD Amendment in order to restripe the existing parking garage, resulting in a reduction in the required parking spaces from 163 to 144