

**DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
JANUARY 17, 2019**

OFFICE OF THE
CITY CLERK

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NO. 18896 (1st WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5571

Common Address: 2117-63 North Milwaukee Avenue; 2117-25 North Rockwell Street;
2120-32 North Rockwell Street

Applicant: New Congress, LLC

Owner: New Congress, LLC

Attorney: Rolando R. Acosta

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

Purpose: Rehabilitation of the existing 77 ft. tall building for a large venue, up
to either 32 residential units or 50 hotel rooms and ground floor
commercial space; development of the vacant parcel with a new
building 120 ft. in height containing 120 residential dwelling units.
Neither property has or will have parking or loading.

NO. 19759-T1 (1st WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-6011

Common Address: 2251 W North Ave., Chicago IL 60647

Applicant: Hades Investment LLC

Owner: Hades Investment LLC

Attorney: Cameron & Kane

Change Request: B3-2 Community Shopping District to B2-2 Neighborhood Mixed Use
District

Purpose: A live/work space for present occupants. Three dwelling units. Two
parking spaces. 1,522 sq.ft/ of commercial space. Height is 32' 6"

NO. 19834-T1 (1st WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #O2018-8021

Common Address: 2229 W Huron St

Applicant: Kelly N Huddle

Owner: Kelly N Huddle

Attorney: Stephen Patterson

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat,
Townhouse and Multi-Unit District

Purpose: 3-story residential building with two (2) dwelling units, two (2)
garage parking spaces, no commercial square footage and a
zoning of height of 32' 6".

NO. 19847 (1st WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8049

Common Address: 2038 W Superior St

Applicant: 2038 W North Ave

Owner: 2038 W North Ave

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant is seeking a zoning change to permit a second floor addition to the existing two-story, Single-family home. The proposed addition to the rear of the home will simply continue and maintain the height at the front of the existing building, which is 28-30 feet. One (1) surface parking space will be provided at the rear of the subject property.

NO. 19859-T1 (1st WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8079

Common Address: 1962-66 N Milwaukee Ave

Applicant: 1966 N Milwaukee LLC

Owner: 1966 N Milwaukee LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-2 Community Shopping District and B3-5 Community Shopping District to B3-5 Community Shopping District

Purpose: The Applicant is seeking to amend the previously approved Type 1 Zoning Map Reclassification Application, in order to expand the site area, to include the parcel - immediately to the south, which will similarly allow for the lateral expansion of the proposed new building, pursuant to a modified set of architectural plans. The new proposal calls for the construction of a new five-story (with basement) building, which will contain retail/ commercial space - at grade level, and a total of twenty-eight (28) dwelling units - above. The subject property is located within 1,320 linear feet of the Milwaukee CTA (Train) Station, and - therefore, the Applicant intends to effectuate this proposal pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be off-street (onsite) parking - for six (6) vehicles, located at and within the rear of the site. The new proposed building will be masonry in construction and will measure 59 feet-2 inches in height.

NO. 19769 (2nd WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6032

Common Address: 1502-1576 N. Fremont / 901-921& 900-916 W. Weed/901-911 W. North/1531-1539 N. Kingsbury

Applicant: Fremont Square LLC
Owner: Fremont Square LLC
Attorney: Rich Klawiter/ Katie Jahnke Dale-DLA Piper LLP (US)
Change Request: C3-5 Commercial, Manufacturing and Employment District to C1-5 Neighborhood Commercial District
Purpose: the applicant requests a rezoning of the subject property from the C3-5 Commercial, Manufacturing and Employment District to the C1-5 Neighborhood Commercial District then to a residential-Business Planned Development to permit the construction of two new 7-and 40-story mixed-use buildings containing an overall 5.0 FAR, 500 residential units and 326 overall parking spaces, together with accessory and incidental use.

NO. 19768 (2nd WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6030

Common Address: 1306-1422 & 1301-1511 West Cortland Street; 1972-2076 North Kingsbury Street; 1952-2068 & 1953-2047 North Southport Avenue; 1401-1443 West Dickens Avenue; 1400-1430 & 1401-1427 West McLean Avenue; 2040-2068 & 2033-2077 North Dominick Street; 1801-1853 North Elston Avenue

Applicant: Alloy Property Company, LLC
Owner: See application for list of owners
Attorney: Rich Klawiter/ Katie Jahnke Dale-DLA Piper LLP (US)
Change Request: M2-2 Light Industry District and M3-3 Heavy Industry District to C2-3 Motor Vehicle Related Commercial District
Purpose: the applicant requests a rezoning of the subject property from the M2-2 Light and M3-3 Heavy Industry District to the C2-3 Motor Vehicle-Related Commercial District then to a Waterway Residential-Business Planned Development to permit the approval of a multi-phase mixed-use project consisting of a maximum 6.5 FAR, 3,500 dwelling units and entertainment and commercial uses.

NO. 19854 (20th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8057

Common Address: 6450-56 S Dorchester Ave

Applicant: 6450-56 S Dorchester LLC
Owner: 6450-56 S Dorchester LLC
Attorney: Law Office of Mark J Kupiec
Change Request: RS2 Single-Unit (Detached House) District to RS3 Single Unit (Detached House) District
Purpose: To subdivide the property into 3 zoning lots and build 3 new single family houses (one house on each new zoning lot); each house will provide 2 parking spaces and each house will have a maximum height of 30 feet

NO. 19864 (27th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #O2018-8169

Common Address: 832 W Fulton Market Street

Applicant: 832 W Fulton LLC

Owner: 832 W Fulton LLC

Attorney: Ed Kus

Change Request: C3-2 Commercial, Manufacturing and Employment District to DS-3 Downtown Service District

Purpose: No change to the existing use. It will continue to be used for various restaurants, retail, and office space. Building contains approximately 60 on-site parking spaces, with approximately 83,000 SF of commercial space. Height is approximately 50 feet and will not change.

NO. 19139 (30th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-1924

Common Address: 3201-3233 N Cicero Ave

Applicant: Chicago Tabernacle of the Assemblies of God

Owner: Chicago Tabernacle of the Assemblies of God

Attorney: Law Office of Samuel VP Banks

Change Request: B3-1 Community Shopping District and C2-1 Motor Vehicle Related Commercial District to C1-5 Neighborhood Commercial District and then to an Institutional Planned Development

Purpose: The Applicant is seeking to establish an Institutional Business Residential Planned Development in order to permit a building addition to expand its sanctuary and prayer area, establish a community center, establish accessory medical service and limited retail uses at grade, and maintain twenty-two (22) residential dwelling units. The height of the proposed building addition will be 80 feet 6 inches above grade. Forty-three (43) off-street parking spaces will be provided onsite.

NO. 19774-T1 (31st WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6941

Common Address: 2738 N Laramie Ave

Applicant: Greenbluff LLC

Owner: Greenbluff LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The existing three-story (with basement) mixed-use building presently contains three (3) commercial units - at grade level, and thirteen (13) dwelling units - above. The existing building - therefore, is non-conforming, under the current Zoning Ordinance. The existing commercial units have been vacant for many years. As such, the Applicant is seeking a zoning change in order to convert the three (3) existing commercial units into dwelling units and to establish one (1) additional dwelling unit within the basement - for the establishment of a total of seventeen (17) dwelling units, within the existing building, at the subject site; As part of the conversion plan, the Applicant will be razing the existing three-car garage and locating a total of eight (8) off-street surface parking spaces, at the rear of the property, with access off of the Public Alley. The existing building is masonry and frame in construction and measures 29 feet-6 inches (approx.) in height. No physical expansion of the existing building is intended or required.

NO. 19804-T1 (32nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6981

Common Address: 2341-47 N Elston Ave

Applicant: 2343-47 N Elston Ave LLC

Owner: 2343-47 N Elston Ave LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: M3-3 Heavy Industry District to B2-2 Neighborhood Mixed Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story (with basement) all residential building, at the subject site. The proposed new building will contain a total of nine (9) dwelling units - located between the basement and 4th Floors. There will be an attached one-story garage, with onsite parking for nine (9) vehicles - located at the rear of the property, with access off of the Public Alley. The proposed building will be masonry, glass and steel in construction and measure 45 feet-0 inches in height

NO. 19869 (42nd WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8006

Common Address: 200 E Randolph ST

Applicant: 601 W Companies LLC

Owner: 601 W Companies LLC

Attorney: John George

Change Request: Residential Business Planned Development No. 70 to Residential Business Planned Development No. 70 as amended

Purpose: An 83 story, 1195 foot tall office building with observatory, retail and entertainment uses on the top three floors, the plaza level and on the floors below grade and office uses on the other floors of the building

NO. 19723-T1 (43rd WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4986

Common Address: 800-04 W Altgeld/ 2500-10 N Halsted Street

Applicant: 800 Altgeld LLC

Owner: 800 Altgeld LLC

Attorney: Rolando Acosta

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-3 Community Shopping District to B3-3 Community Shopping District

Purpose: The subject property measures 5,499 square feet and is improved with a two and a half story mixed-use Building, a two and three story mixed-use Building, and a two and a half story residential Building. The Applicant proposes to demolish the existing buildings and seeks the rezoning to allow construction of a five-story (55.00 feet in height) mixed-use building containing ground floor commercial space and 14 residential dwelling units on the upper floors. There will be four parking spaces per the Transit-Served Location provisions of the Chicago Zoning Ordinance and no loading.

NO. 19761-T1 (45th WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6013

Common Address: 5600 North Northwest Highway

Applicant: Mathew Heitz

Owner: Mathew Heitz

Attorney: Rolando Acosta

Change Request: M1-1 Limited Manufacturing/ Business Park District to M2-1 Light Industry District

Purpose: the subject property is currently improved with a one-story building, approximately 20.0 feet in height, with one loading berth and no parking. The Applicant proposes to rezone the property to allow the use of the property for the processing, storage and retail sale of firewood. No changes to the existing improvements on the property are proposed.

NO. 19868 (46th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8010

Common Address: 4812-4818 N Broadway, 1210-1226 W Lawrence Ave, and 4801-4821 N Magnolia

Applicant: Farpoint Acquisitions LLC and Uptown HM Investments LLC

Owner: UTA II LLC

Attorney: Ted Novak

Change Request: B3-3 Community Shopping District and B3-5 Community Shopping District to an Entertainment Planned Development

Purpose: To facilitate the rehabilitation and re-occupancy of the theatre