

Deferred Agenda
Committee on Zoning, Landmarks & Building Standards
March 12, 2015

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OFFICE OF THE CITY CLERK *JD*

NO. A-8065 (19th WARD) ORDINANCE REFERRED (11-19-14)
DOCUMENT # O2014-9427

Common Address: 1730 W. 93rd St.
Applicant: Alderman Matthew O'Shea
Change Request: RS1 Residential Single Unit (Detached House) District to POS-1 Parks and Open Spaces District

NO.18236 (1st WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9706

Common Address: 2412 West Lyndale Street
Applicant: NBM Ventures LLC (Rostislav Babel)
Owner: Julio Arce
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: To demolish the existing building and build a new 3 story, 4 dwelling unit residential building: 4 parking spaces: no commercial space: 3 story, height 38'

NO.18210 (1st WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8796

Common Address: 1422-26 N Milwaukee Ave
Applicant: Milwaukee 1422, LLC (See Application for list of LLC Members)
Owner: Milwaukee Avenue Building Corporation
Attorney: Michael Ezgur
Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District
Purpose: The property will undergo an interior remodeling, to include approximately 5,203 square feet of first floor commercial space, a conversion to a total of twenty residential dwelling units, no parking spaces and no loading berth

NO.18249-T1 (1st WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9719

Common Address: 2240 North Milwaukee Ave

Applicant: Dearborn Developers LLC (Todd Braun)

Owner: 2240 North Milwaukee LLC

Attorney: Law Office of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to C1-5 Neighborhood Commercial District

Purpose: The Applicant is seeking a zoning change in order to permit the location and establishment of a new six-story mixed-use building (57,538 sq. ft.) at the subject property. The proposed new building will contain commercial/retail space (12,282 sq. ft. approx.) at grade level (1st floor), with forty (40) residential dwelling units above (2nd through 5th floors) and a shared indoor/outdoor common area on the 6th floor. There will be thirty-one (31) interior parking spaces located below-grade (basement). The proposed new building will be masonry in construction, with metal and glass accents, and will measure 73'-4" (max.) in height

NO. 17970 (2nd WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1450

Common Address: 1546-50 North Clark; 101-15 W North Ave & 1555-65 N LaSalle St.; 121-29 W North Ave

Applicant: 1546 N Clark LLC (See application for list of LLC members)

Owner: (See application for list of owners)

Attorney: Katriina McGuire/ Schain, Burney, Banks & Kenny

Change Request: B1-5 Neighborhood Shopping District and B3-5 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: Residential and retail building with 122 dwelling units, 52 parking spaces, and retail uses. The building will be 125 feet tall

NO.18118 (2nd WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5805

Common Address: 1543 West Augusta Boulevard

Applicant: SBSS Property, Inc. (Jadwiga Krypla)

Owner: SBSS Property, Inc. (Jadwiga Krypla)

Attorney: Law Office of Samuel VP Banks

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

Purpose: The applicant is seeking to amend the zoning at the subject property in order to redevelop the site with a new three – story (with basement), three-unit, all residential building, with a detached (three car) garage. The Proposed building will be masonry in construction and measure 37'-0" in height.

NO.18254-T1 (27TH WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9731

Common Address: 851-855 West Grand Ave

Applicant: The Kachadurian Group LLC

Owner: The Meehan LLC

Attorney: Graham Grady

Change Request: M2-2 Light Industry District to B2-3 Neighborhood Mixed-Use District

Purpose: The existing building located at 851-55 W. Grand Ave, will be demolished and a new building will be constructed containing 36 dwelling units with 18 outdoor off-street parking spaces and one loading berth. The building will be 65 feet in height.

NO.18255-T1 (27TH WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9732

Common Address: 440-46 North Green Street

Applicant: The Kachadurian Group LLC

Owner: The Meehan LLC

Attorney: Graham Grady

Change Request: M2-2 Light Industry District to B2-3 Neighborhood Mixed-Use District

Purpose: The proposed use is a new building containing 8 dwelling units with 8 indoor and 4 outdoor off-street parking spaces. The building will be 60 feet in height.

NO.18095(28th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4966

Common Address: 1501-21 S.Laflin St./1401- 59 W. 15th St./1500 – 22 S. Loomis St.

Applicant: Maduro Holdings, LLC (See application for list of LLC members)

Owner: Maduro Holdings, LLC (See application for list of LLC members)

Attorney: Rolando Acosta

Change Request: Residential Planned Development 1078 to B2-3 Neighborhood Mixed-Use District

Purpose: Reuse of existing building and vacant property for such uses as allowed in accordance with the B2-3 regulations.

NO.18244-T1 (28TH WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #O2014-9714

Common Address: 228-38 South Racine Ave/ 1200-08 W Jackson Boulevard

Applicant: 228 Racine LLC (Alex Zdanov)

Owner: Jackson Racine 228, LLC

Attorney: Michael Ezgur

Change Request: M1-3 Limited Manufacturing/Business Park District to B3-5 Community Shopping District

Purpose: The property will be developed with a six story building (61.4 feet tall) containing approximately 2,640 square feet of First floor commercial space, a total of twenty residential dwelling units on the upper floors, twenty parking spaces. 14 bicycle parking spaces and one loading berth

NO.18240-T1 (32nd WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #O2014-9710

Common Address: 2335-2337 West Montana Street

Applicant: Indeco Holdings

Owner: Brent and Deborah Brown

Attorney: Daniel Lauer

Change Request: M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: This zoning change is intended to divide a 48 feet by 100 feet zoning lot into two 24 feet by 100 feet Lots. The Applicant will construct two (2) single-family homes each with a separate two-car garage The footprint of each new home will be 19 feet by 57 feet The height of each home will be 27 feet 2 inches, as defined by City Code