

**DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
JUNE 22, 2017**

RECEIVED
#3

2017 JUN 20 AM 9:43
JD

OFFICE OF THE
CITY CLERK

NO. A-8288 (3rd WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2080

Common Address: 1401-19 S Wabash Ave

Applicant: Alderman Pat Dowell

Change Request: DX-7 Downtown Mixed Use District to DX-5 Downtown Mixed-Use District

NO. A-8221 (1st WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT # O2016-2687

Common Address: 1570-72 N Milwaukee Ave; 1551-59 N Damen Ave

Applicant: Alderman Joe Moreno

Change Request: B3-2 Community Shopping District to B1-1 Neighborhood Shopping District

NO. 19157 (48th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2183

Common Address: 5438-58 N Sheridan Road

Applicant: Greystar GP II LLC

Owner: Please see application for list of owners

Attorney: Joe Gattuso

Change Request: Residential Planned Development No. 1056 to Residential Planned Development No. 1056, as amended

Purpose: a 16 story, 174 dwelling unit age restricted (55 and over) building with some ground floor, convenience type retail use on the subject property

NO. 19112 (47th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT # O2017-884

Common Address: 3501-09 N Hermitage Ave; 3501 N Lincoln Ave

Applicant: 3501 N Lincoln Corp

Owner: 3501 N Lincoln Corp

Attorney: Law Office of Mark Kupiec & Associates

Change Request: B3-2 Community Shopping District to C1-3 Neighborhood Commercial District

Purpose: To build a new partial second story addition to the existing commercial building (continue retail and wholesale meat market); 8 parking spaces (existing); approximately 15,000 square feet of commercial space; 2 story / max. height: 40 feet

NO. 18698 (45th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1623

Common Address: 4849 N Lipps; 4849 N Milwaukee Ave

Applicant: Jefferson Place LLC

Owner: Parkway Bank & Trust

Attorney: Ryan Sullivan

Change Request: B3-3 Community Shopping District and M1-1 Limited Manufacturing/ Business Park District to B3-5 Community Shopping District and then to a Planned Development

Purpose: New 13 story mixed use building with 103 residential units, 250 parking spaces, and 9,650 sq.ft. of ground floor retail (all on Subarea A). The current office/ retail/ parking structure on Subarea B will remain as existing

NO. 18949-T1 (32nd WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6344

Common Address: 2154-2158 W Wellington

Applicant: The Bowes Trust

Owner: The Bowes Trust

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-3 Community Shopping District

Purpose: A new four story mixed use building will contain 3,274 sq.ft of retail space at grade level and 12 residential units above. The proposed mixed use building will be masonry construction. The proposed building will be 47 feet in height. Onsite parking for 12 cars will be located in a garage at the rear of the subject lot

NO. 19007 (30th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7341

Common Address: 3927-63 W Belmont Ave

Applicant: Shoemaker Office Investments LLC

Owner: Shoemaker Office Investments LLC

Attorney: Bernard Citron

Change Request: Residential Business Planned Development No. 982 to Residential Business Planned Development No. 982, as amended

Purpose: An existing, 6-story, mixed-use development with 184 dwelling units, and not more than 15,000 square feet of retail and commercial uses as permitted in the B3-3 District (except that pawn shops, tattoo parlors, day labor companies and adult uses shall not be permitted) in Subarea A. The existing development has 315 parking spaces and a maximum height of 81 feet

NO.18612 (27th WARD) ORDINANCE REFERRED (01-13-16)
DOCUMENT #02016-45

Common Address: 1400 – 18 N. Orleans St. / 324 – 44 W. Schiller St. / 1401 – 19 N. Sedgwick St.

Applicant: LG Development Group, LLC

Owner: Sheldon Baskin

Attorney: Michael Ezgur

Change Request: RS3 Residential Single-Unit (Detached House) District and C1-3 Neighborhood Commercial District to B2-5 Neighborhood Shopping District then to a Residential Planned Development

Purpose: An eight story (110 ft in height) building containing 240 residential dwelling units, 110 parking spaces and one loading berths

NO. 18982 (27th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7306

Common Address: 833-855 W Madison St, 832-854 W Monroe St, 1-39 S Peoria St and 2-40 S Green St

Applicant: 845 West Madison Partners LLC

Owner: 845 West Madison Partners LLC

Attorney: Carol Stubblefield, Neal and Leroy, LLC

Change Request: DX-5 Downtown Mixed-Use District and DS-3 Downtown Service District to DX-5 Downtown Mixed-Use District and then to a Planned Development

Purpose: Mixed Use project containing two residential and retail buildings. The project will include an overall max 6.0 FAR and approximately 586 residential dwelling units, 293 parking spaces and a max building height of 180' 6" feet

NO. 19206 (27th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3219

Common Address: 1345 W Walton St

Applicant: Daniel Chookaszian

Owner: Daniel Chookaszian

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: Applicant seeks to locate an additional residential dwelling unit in the basement of the existing building. The building will continue to provide three parking spaces. No commercial space is proposed. The building will reach a height of 45 feet as defined by the ordinance

NO. 19105 (20th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-155

Common Address: 63-77 E Garfield Blvd; 5500-5522 S Michigan Ave

Applicant: Brin Life Center, LLC

Owner: See application for list of owners

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: B1-2 Neighborhood Shopping District and RM-5 Multi Unit District to B2-3 Neighborhood Mixed-Use District and then a Planned Development

Purpose: The property will be developed with a new four-story mixed use building with 58 dwelling units and approximately 7,000 square feet of commercial and studio space. There will be 32 parking spaces. The height of the building is approximately 55 feet .

NO.18480 (9th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6358

Common Address: 30 E 95th Street

Applicant: 9439 South State Street Building Corp.

Owner: 9439 South State Street Building Corp.

Attorney: Bernard Citron

Change Request: RS3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

Purpose: The Applicant proposes establishing a Currency Exchange establishment on the property

NO. 18652 (2nd WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-643

Common Address: 1551 W. North Ave. a/k/a 1555 N. Ashland Ave., Chicago, IL

Applicant: 1551 INC.

Owner: 1551 INC.

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

Change Request: B1-2 Neighborhood Shopping District to C1-5 Neighborhood Commercial Zoning District then to Planned Development

Purpose: To demolish the existing gas station and build a new 7-story hotel with 99 rooms; 39 parking spaces; approximately 62,842.95 sq ft of commercial space; height: 83'-3".

NO.18506 (1st WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6396

Common Address: 2835-2847 W Belden Ave

Applicant: Barry Sidel

Owner: 2835 W Belden LLC and Frank Nasca

Attorney: Michael Ezgur

Change Request: C1-2 Neighborhood Commercial District to B2-5 Neighborhood Shopping District, and B2-5 Neighborhood Shopping District to a Residential Planned Development

Purpose: The Applicant proposes to construct a new 7-story building 75.0 feet in height containing 101 residential dwelling units, forty four automobile parking spaces, eighty eight bicycle parking spaces and one loading berth.

NO. 19036 (1st WARD) ORDINANCE REFERRED (11-16-16)
DOCUMENT #O2016-8410

Common Address: 2424 W Lyndale Ave

Applicant: Virage LLC

Owner: Robert DeVaughn

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. 19172-T1 (1st WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2219

Common Address: 1811 N California Ave

Applicant: Igor Petrushchak

Owner: Sustainable LLC

Attorney: Dean Maragos

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: There will be 4 residential dwelling units, 4 parking spaces, height of 38 feet 1 inch and minimum plot per dwelling unit of 1,180 sq.ft. with a garage and roof deck