

Deferred Agenda
Committee on Zoning,
Landmarks & Building Standards
JULY 18, 2016

RECEIVED
#3 *YL*
2016 JUL 14 AM 9:34

OFFICE OF THE
CITY CLERK

NO.A-8108 (22nd WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1847

Common Address: 2759 South Harding Ave
Applicant: Alderman Ricardo Muñoz
Change Request: RS3 Residential Single-Unit (Detached House) District to B3-3 Community Shopping District

NO. 18714 (49th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1639

Common Address: 7522 N Eastlake Terrace
Applicant: Denis Detzel
Owner: Denis Detzel
Attorney: Thomas Moore
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District
Purpose: In order to allow for the construction of a 4 story, nine residential dwelling unit building with 7 indoor and 5 outdoor parking spaces for a total of 12 parking spaces. The height of the building will be 47 feet

NO. 18754-T1 (35th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2668

Common Address: 3140 N Kedzie Ave
Applicant: Eileen O'Grady Newell
Owner: Ted Smith
Attorney: Daniel Lauer
Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: the applicant intends to construct a 3 story, seven dwelling unit building with a basement and garage. The footprint of the building will be 51 feet 10 inches by 70 ft 5 inches in size. The building height shall be 36 feet high

NO. 18404 T1 (32nd WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4624

Common Address: 1868-78 North Milwaukee Avenue

Applicant: Michael Cordaro

Owner: Michael Cordaro

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-3 Community Shopping District and B2-2 Neighborhood Mixed-Use District to B3-5 Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new six-story mixed-use building, with commercial space and parking at grade level and dwelling units above. The new proposed building will contain two commercial/retail spaces (2,638 square feet and 2,082 square feet), fronting Milwaukee Avenue, at grade level, with thirty-eight dwelling units (apartments) above (Floors 2-6). There will also be garage parking for nine (9) vehicles located within the rear (grade level) of the proposed new building and twelve (12) exterior parking spaces located at the rear of the building, for a total of twenty-one (21) on-site parking spaces. The proposed new building will measure 76'-5" in height and be masonry in construction, with glass and wood accents

NO. 18753 (32nd WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-2667

Common Address: 2800-2810 N Lincoln Ave; 1200-1208 W Diversey Parkway

Applicant: Noah Properties LLC

Owner: 2800 N Lincoln LLC

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject site. The new proposed building will contain commercial/retail space (1,094 SF) and nine (9) interior parking spaces at grade level, with a total of six (6) dwelling units - above (two units on each the 2nd through 4th Floors). The new proposed mixed-use building will be masonry in construction and measure 47'-3" in height.

NO. 18693-T1 (27th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1618

Common Address: 1107 W Fulton Market

Applicant: 1105 W Fulton LLC

Owner: 1105 W Fulton 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 rehabilitation of the existing (non-conforming) four-story building - including the reconfiguration of the existing interior floor/ceiling ratios, the erection of new front facade. And the construction of a new one-story vertical addition. After the rehabilitation and completion of the proposed one-story addition, the newly remodeled building will contain five-stories of commercial/retail/office space. There will be a total of approximately 16,218 square feet of commercial/retail/office space, located between Floors 1 thru 5. There will be no on-site parking available at the property. The building, and the proposed addition, will be masonry in construction and measure 64'-0" in height.

NO.18459 (1st WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5357

Common Address: 1621-23 West Superior Street, Chicago

Applicant: RPM Property Development, Inc

Owner: Daniel Kennelly Trust and Alice Kennelly Trust

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

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

Purpose: To build a new 4 story, 6 dwelling unit residential building; 6 parking spaces; no commercial space; height 38'

NO. 18643 (1ST WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-634

Common Address: 1301 N. Western Ave., Chicago, IL

Applicant: Western Developers Inc.

Owner: Western Developers Inc.

Attorney: Law Offices of Samuel V.P. Banks

Change Request: C2-2 Motor Vehicle-Related Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story residential building at the subject site. The new proposed building will contain one (1) business live/work unit at grade level and three (3) dwelling units above (one unit each on the 2nd thru 4th Floors). The new proposed building will also provide interior parking for four (4) vehicles below grade level. The new proposed building will be masonry in construction with aluminum accents and measure 49'-10" in height.

NO. 18705(1ST WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1630

Common Address: 1300-02 N Claremont Ave/ 2334-44 W Potomac Ave

Applicant: Claremont Condos LLC

Owner: Claremont Condos LLC

Attorney: Rolando Acosta

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: Construct a 4 story 47 ft tall building containing 8 residential dwelling units and 8 parking spaces