

**Deferred Agenda
Committee on Zoning, Landmarks & Building Standards
June 2, 2016**

**NO. A-8220 (45th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT # O2016-1719**

Common Address: 5140-90 N Northwest Hwy
Applicant: Alderman John Arena
Change Request: M1-1 Limited Manufacturing/ Business Park District to B1-1
Neighborhood Shopping District

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RECORDS
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**NO.18544-T1 (1st WARD) ORDINANCE REFERRED (10-14-15)
DOCUMENT #02015-7342**

Common Address: 1714-22 W Division St.
Applicant: 1714 W Division Owners LLC
Owner: 1714 W Division Owners LLC
Attorney: Rolando Acosta
Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District
Purpose: The Applicant proposes an interior remodeling and the addition of a fourth story to the existing three story building. This mixed-use building will have 25 , residential dwelling units, zero automobile parking spaces pursuant to TOD, 25 bicycle parking spaces, approximately 6,426 square feet of retail space and no loading berth. The height of the proposed building is 55 feet

**NO.18475 (4th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6353**

Common Address: 1136-1140 S Wabash
Applicant: 1136 S Wabash LLC
Owner: City of Chicago
Attorney: Rolando Acosta
Change Request: DX-12 Downtown Mixed Use District to a Residential Business Planned Development
Purpose: Development of a 25 – story 303.5 feet tall, mixed-use building, consisting of approximately 9,000 sq. ft. of ground floor retail space. 320 residential dwelling units. 151 parking spaces and one loading berth.

NO.18534 (4th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6429

Common Address: 800 S Michigan Ave

Applicant: Essex Hotel Honor LLC

Owner: Storm Investments LLP

Attorney: DLA Piper

Change Request: DX-16 Downtown Mixed Use District to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the DX-16 Downtown Mixed-Use District to a Residential-Business Planned Development to allow for the historic restoration of the existing 15-story hotel building containing approximately 290 keys and the construction of a new 48- story residential building containing an overall FAR of 18.56. up to 400 dwelling units, accessory parking, commercial uses on the ground floor, and accessory and incidental uses.

NO.18620 (5th WARD) ORDINANCE REFERRED (01-13-16)
DOCUMENT #02016-53

Common Address: 1401 – 1411 East 53rd Street

Applicant: Smart / Olympia Illinois LLC

Owner: The University of Chicago / Lake Park Associates, Inc

Attorney: Edward J. Kus / Taft Stettinius & Hollister LLP

Change Request: B1-3 Neighborhood Shopping District to B3-5 Community Shopping District then to a Business Planned Development

Purpose: A new hotel building containing approximately 99 guestrooms with accessory food and beverage. There will be 17 on-site parking spaces. The height of the building will be 90' (measured to the top of the highest rooftop structure).

NO.18606 (9th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8496

Common Address: 720 E 111th Street

Applicant: North Pullman 111th Inc

Owner: North Pullman 111th Inc

Attorney: DLA Piper

Change Request: Residential Business Planned Development No. 1167 as amended to Residential Business Planned Development No. 1167 as amended

Purpose: The Applicant seeks this amendment to allow development of Sub Area B with multiple commercial buildings consisting of a total of approximately 112,000 square feet, and including a total of approximately 594 parking spaces. Development of Sub Area B is anticipated to take place in multiple phases, the first of which would consist of an approximately 10,000 square foot multi-tenant retail/restaurant building and approximately 92 surface parking spaces

NO. 18672 (9th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-664

Common Address: 11127-49 S. Langley Ave. / 704-706 E. 112th St.

Applicant: Pullman Airspace, LLC c/o Chicago Neighborhood Initiatives

Owner: Please see application for list of owners

Attorney: Bridget O'Keefe of Daspin & Aument LLP

Change Request: RT-4 Residential Two Flat, Townhouses, and Multi-Unit District to B2-2 Neighborhood Mixed-Use District then to a Residential Business Planned Development

Purpose: The Applicant intends to develop a total of 38 units of artists' live-work housing- 12 units in two existing buildings located at 11127-29 S. Langley Ave. and 704-706 E. 112th St. and 26 units in a 34,000 sq ft new building to be built at 11137-49 S. Langley Ave between the two existing buildings. The first floor of the new building will hold ground floor community and gallery space for residents and artists from the local area. The new building will be approximately 45 feet in height. This will be a transit oriented development containing 17 automobile parking and 25 bicycle parking spaces.

NO.18133 (11th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5820

Common Address: 1344-60 South Union Avenue; 700-14 West 14th Street; 701-13 West Liberty Street.

Applicant: PMG UV Investments, LLC (See Application for list of LLC Members)

Owner: Liberty Union, LLC

Attorney Scott R. Borstein

Change Request: M1-3 Limited Manufacturing/Business Park District to C2-5 Motor Vehicle Related District, to a Residential Business Planned Development

Purpose: Applicant intends to develop a mixed use building with approximately 500 sf of commercial space, 70 parking spaces, 126 bike spaces and 130 units in an 80 foot structure.

NO. 18715-T1 (24th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1640

Common Address: 4352 W Flournoy St

Applicant: Manal Masa

Owner: Manal Masa

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-2 Community Shopping District

Purpose: The property will be improved with a one story, 2,400 sq.ft. commercial strip mall. No dwelling units are proposed. The proposed building will be 16 feet 2 inches in height. The project will provide seven on-site parking spaces

NO.18541 (32nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6440

Common Address: 1730 W Wrightwood

Applicant: Broder 1730 WW LLC

Owner: Broder 1730 WW LLC

Attorney: DLA Piper

Change Request: M2-3 Light Industry District to RM4.5 Residential Multi-Unit District and then to a Residential Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the M2-3 Light Industry District to the RM4.5 Residential Multi-Unit District then to a Residential Planned Development, to allow construction of two approx.. 4-story residential buildings containing up to 1.7 FAR. 90 dwelling units. 90 parking spaces and accessory uses, as set forth in the enclosed project narrative and plans.

NO. 18750 (39th and 33rd WARDS) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2664

Common Address: 3225 W Foster Ave

Applicant: North Park University

Owner: North Park University

Attorney: Joseph Gattuso

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District, B1-2 Neighborhood Shopping District, B3-2 Community Shopping District and Institutional Planned Development No. 707, as amended to Institutional Planned Development No. 707, as amended

Purpose: 42 off street parking spaces located at 5214 N Kedzie Ave and 3200-18 W Foster Ave will be incorporated into the PD and 89 off street parking spaces will be established on the property at 5001-31 N Kedzie Ave

NO.18509 (42nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6399

Common Address: 171 N Wabash Ave

Applicant: RZR LLC Wabash

Owner: Consolidated Equities III LLC

Attorney: John George, Schuyler Roche & Crisham PC

Change Request: Residential Business Planned Development No. 1116 to Residential Business Planned Development No. 1116, as amended

Purpose: To permit the construction of a 7 story residential building 80 feet in height containing 60 dwelling units with commercial / retail space on the ground floor.

NO. 18697 (45th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1622

Common Address: 5161-5229 W Lawrence Ave

Applicant: Jefferson Park Residences LLC

Owner: Parkway Bank & Trust; The City of Chicago

Attorney: Ryan Sullivan

Change Request: B3-2 Community Shopping District to a Planned Development

Purpose: New 4-story mixed-use building with 39 residential units and 9,900 sq.ft. of ground floor retail. There will be 21 exterior parking spaces and 41 interior parking spaces. The height of the proposed building will be 49'-8"

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.18539 (46th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6438

Common Address: 1038-1054 W Wilson; 4600-4608 N Kenmore; 4600-4612 N Winthrop

Applicant: Halsted Commons LLC

Owner: Halsted Commons LLC

Attorney: DLA Piper

Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District
and then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the B3-2
Community Shopping District to the B3-5 Community Shopping District, then to
a Residential-Business Planned Development to allow for the historic
restoration of an existing 2-story commercial building and construction of a new
7-story mixed-use residential and commercial building containing an overall FAR
of 5.0. up to 102 dwelling units, accessory parking, commercial uses on the
ground floor, and accessory and incidental use