

**DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
JANUARY 9, 2018**

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NO. 19362 (1st WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6193

Common Address: 2528 N Fairfield Ave

Applicant: Jospeh Robert Plonka and Mollie Kasper O'Mara

Owner: Jospeh Robert Plonka and Mollie Kasper O'Mara

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 undertake a complete rehabilitation of the existing two-story (with basement) building, in order to repair recently sustained fire damage, at the subject site. The existing building presently contains a total of two (2) dwelling units and is non-conforming under the current Zoning Ordinance. The proposed rehabilitation plan calls for the build out of the existing attic/dormer - above the second floor, and the establishment of one (1) additional dwelling unit within the basement - for a total of three (3) dwelling units at the property. The proposed zoning change is required in order to bring the existing multi-unit (non-conforming) building into compliance under the current Zoning Ordinance, and to permit the proposed rehabilitation plan. The existing two-car detached garage will be razed, and a new surface parking pad, for three (3) vehicles, will be located at the rear of the building. The existing building, after rehabilitation, will be frame with aluminum siding, in construction and measure 37 feet-10 inches (approx.) in height

NO. 19253 (2nd WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3855

Common Address: 1616-26 N Damen Ave

Applicant: 1616 Damen Property Owner LLC

Owner: 1616 Damen Property Owner LLC

Attorney: Meg George

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

Purpose: The proposed development will include the continuation of an existing three story brick building and the construction of a new retail building with retail on the first floor and office on the second floor

NO. 19370-T1 (2nd WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6201

Common Address: 2105-2115 W Caton Street

Applicant: Spiro Arsenis

Owner: Spiro Arsenis

Attorney: Law Office of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3
Neighborhood Mixed-Use District

Purpose: The applicant is seeking to raze the existing building and to
redevelop the property with a new three story all residential
building

NO. 19282 (1st WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4846

Common Address: 3620-3624 W Cortland

Applicant: 3620 Cortland LLC

Owner: 3620 Cortland LLC

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit a
new 3 ½ -story residential building at the subject property. The
proposed building will contain twelve (12) dwelling units.
Onsite parking for twelve (12) cars will be located at the rear
of the subject lot. The proposed building will be masonry in
construction and measure 38 feet in height.

NO. 19387 (2nd WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7028

Common Address: 1362 W Evergreen Ave

Applicant: 1362 Evergreen LLC

Owner: Laverne F Rostenkowski Revocable Trust U/T/A Dated April
2005

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To build a new 3 story residential building with 3 dwelling units;
3 parking spaces; no commercial space; height 40 feet

NO. 19222 (4th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3808

Common Address: 4400-4458 S Cottage Grove Ave; 722-756 E 45th St; 4419-4459 S Evans Ave; 741-757 E 44th St

Applicant: 45th / Cottage, LLC an IL LLC

Owner: Chicago Housing Authority

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-1 Neighborhood Shopping District and then to a Planned Development

Purpose: A maximum of 158 dwelling units and approximately 16,500 sq.ft. of retail space. There will be not less than 141 off street parking spaces. The max building height will be 48 feet to the bottom of roof structure and 60 feet to top of the penthouse

NO. 19358 (26th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6189

Common Address: 1617 N Spaulding

Applicant: Arthur Kiwacz

Owner: Arthur Kiwacz

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-4.5 Residential Multi Unit District

Purpose: The Property will be used for 6 residential dwelling units with 6 parking The property will be use spaces, no commercial space

NO. 18416 (27th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4636

Common Address: 721 North Elizabeth Street

Applicant: Jimmy Lopez

Owner: Jimmy Lopez

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: to demolish the existing building and building a new 3 story, 3 dwelling unit residential building, 3 parking spaces; no commercial space; 3 story, height 44'-10"

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. 19398 (27th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7051

Common Address: 1030-1042 W Huron St; 700-716 N Carpenter St; 701-717 N Aberdeen St; 728-738 N Milwaukee Ave

Applicant: Tandem Partners LLC

Owner: Carpenter Ventures LLC

Attorney: Thompson Coburn c/o Katriina McGuire

Change Request: M1-3 Limited Manufacturing/Business Park District to DX-5 Downtown Mixed-Use District and DX-5 Downtown Mixed-Use District to a Residential Business Planned Development

Purpose: a proposed 23 story 250 foot tall building with 226 residential dwelling units, office space and approximately 2,300 sq.ft. of retail space to be located on the ground floor. A total of 97 parking spaces will be provided as well as 166 bicycle parking spaces

NO. 19395-T1 (47th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7048

Common Address: 4906-4918 N Clark Ave

Applicant: Peerless Capitol Management LLC 2434 W Montrose

Owner: Peerless Capitol Management LLC 2434 W Montrose

Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz

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

Purpose: The building will contain 54 dwelling units with 29 vehicle parking spaces, 27 bicycle parking spaces, 1 loading berth and 6,199 sq.ft. of commercial space on the ground floor. The building will be 63 feet, 10 inches tall (to the top of the elevator enclosure). The property is a transit served location located within 2,640 feet of the Ravenswood Metra Station