

**DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
JANUARY 14, 2020**

NO. 19995 (44th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2661

Common Address: 1225-35 W School St; 1240 W Melrose St

Applicant: US Investments-Residential LLC

Owner: Craftsman Tinning and Plating Corporation and CWT Properties LLC

Attorney: Paul Kolpak

Change Request: M1-2 Limited Manufacturing District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District, and then to a Residential Planned Development

Purpose: To construct 4 townhouse buildings containing a total of 28 townhouse dwelling units. The heights of the buildings will be 38 feet. There will be 28 parking spaces and no commercial space

NO. 20240 (37th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8473

Common Address: 1325 N. Central Avenue

Applicant: ARCY Group Series LLC - Property Investments

Owner: ARCY Group Series LLC - Property Investments

Attorney:

Change Request: RS3, Residential Single-Unit (Detached House) District to B1-1, Neighborhood Shopping District

Purpose: To legalize the commercial space and obtain a city business license to operate a grocery/convenience store on the ground floor.

NO. 20236 (35th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8469

Common Address: 3566 West Belden Avenue

Applicant: Artur Kaczmarek and Anna Bugaj

Owner: Artur Kaczmarek and Anna Bugaj

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

Change Request: RS3, Residential Single-Unit (Detached House) District to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To comply with the minimum lot area and maximum floor area to establish one additional dwelling unit within the existing 2 ½ story residential building (attic space) for a total of 3 dwelling units at the subject property.

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NO. 19323-T1(32nd WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5516

Common Address: 1842-58 W Webster Ave; 2200-2242 N Lister Ave

Applicant: 1650 Fullerton LLC

Owner: 1650 Fullerton LLC

Attorney: Rolando Acosta

Change Request: M3-3 Heavy Industry District to C2-5 Motor Vehicle Related District

Purpose: Demolition of the existing building and construction of a four story, 75.00 feet in height, office building with 185 parking spaces and one loading berth. The building will be used for commercial offices, including medical offices.

NO. 19942 (32nd WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT #O2019-308

Common Address: 2700-2718 N. Elston Avenue/2300-2326 W. Logan Blvd/2031-2325 W. Schubert Avenue

Applicant: 2700 Elston LLC and 2710 Elston Development LLC

Owner: 2700 Elston LLC and 2710 Elston Development LLC

Attorney: Tyler Manic Schain Banks

Change Request: M1-3 Limited Manufacturing/ Business Park District and Business Planned Development 1025 to Business Planned Development 1025, as amended

Purpose: The amendment to the BPD 1025 will include a 12,500 sf vacant parcel. The 12,500 sf parcel will contain 22 accessory parking spaces and a drive thru for a fast food restaurant. The remaining BPD 1025 is existing.

NO. 19380 (27th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7021

Common Address: 156-174 N Peoria St; 906-908 and 914-924 W Randolph St; 151-185 N Sangamon St; 913-925 W Lake St

Applicant: 900 Block II Holdings LLC

Owner: See Application for list of owners

Attorney: DLA Piper

Change Request: C1-1 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District and DX-5 Downtown Mixed-Use District to a Residential Business Planned Development

Purpose: To permit the construction of a 51 story building with 300 residential units and 220 parking spaces above ground floor retail and commercial uses, together with accessory and incidental uses

NO. 19988 (25th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1406

Common Address: 101-213 W Roosevelt Road; 1200-1558 S Clark St

Applicant: Roosevelt/ Clark Partners LLC

Owner: Roosevelt/ Clark Partners LLC

Attorney: DLA Piper

Change Request: Waterway Residential Business Planned Development No. 1434 to Waterway Residential Business Planned Development No. 1434, as amended

Purpose: The Applicant requests a rezoning of the subject property from the Waterway Residential-Business Planned Development 1434 to Waterway Residential-Business Planned Development 1434. Amended to add Major Utilities and Services as a permitted use in order to accommodate the location of a new CTA transit station on the subject property.

NO. 20178 (25th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6832

Common Address: 2801 South Ashland Avenue

Applicant: 2841 S. Ashland, LLC

Owner: 2841 S. Ashland, LLC

Attorney: Thomas S. Moore

Change Request: Planned Manufacturing District No. 11, Subarea A to a Waterway Planned Development

Purpose: 2841 S. Ashland LLC's new Food Processing and Cold Storage Facility site is on the Chicago River.

NO. 20233-T1 (11th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8466

Common Address: 3301 South Morgan Street

Applicant: Martinez Supermarket, Inc.

Owner: JM Holding Enterprise, LLC

Attorney: Sara K. Barnes, Law Offices of Samuel V.P. Banks

Change Request: RS-3, Residential Single-Unit (Detached House) District to C1-3 Neighborhood Commercial District

Purpose: The applicant is seeking to permit a restaurant and bar use in the retail/commercial unit of the existing building, at the subject site.

NO. 20100-T1 (5th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5542

Common Address: 6929-61 South Kenwood/ 1348 East 70th Street

Applicant: Space Fund NFP

Owner: City of Chicago

Attorney: Paul Shadle & Liz Butler-DLA Piper LLP (US)

Change Request: M1-2, Limited Manufacturing/Business Park District to C3-1, Commercial, Manufacturing & Employment District

Purpose: The Applicant requests a rezoning of the subject property from the M1-2 Limited Manufacturing/Business Park District to the C3-1 Commercial, Manufacturing and Employment District in order to authorize the construction and operation of an artist work space and community center, and the establishment and operation of landscaped green space for arts and cultural programming. The Property will contain a total of 6,406 square feet of commercial space. The principal structure is proposed to measure 14 feet in height and contain 0 dwelling units. The Property will be served by 0 parking spaces. The Applicant will seek approval from the Zoning Board of Appeals of a Special Use to authorize the operation of a community center. The Property is within 1,320 linear feet of the entrance to the Stony Island Metra Station and therefore a transit served location parking reduction is requested. Bicycle parking will be provided at a 1 to 1 ratio as required.

NO. 20264-T1 (4th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8497

Common Address: 4601-4611 South Ellis Avenue

Applicant: 4611 South Ellis, LLC

Owner: 4611 South Ellis, LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-3, Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a Zoning Map Amendment in order to permit the renovation and conversion of the existing three-story (with basement) church building into a mixed-use (community-commercial-residential) building, at the subject site.

NO. 20062 (2nd WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4107

Common Address: 1200-1212 N State St

Applicant: Lookout LLC

Owner: Lookout LLC, Sunny Glade LLC, and Good Luck Glades LLC

Attorney: DLA Piper

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

Purpose: The Applicant requests a rezoning of the subject property from the B3-5 Community Shopping District to a Residential-Business Planned Development, to permit the construction of an 11-story mixed-use development containing ground floor commercial, 95 dwelling units and 32 parking spaces, together with accessory and incidental uses.

NO. 20045 (1st WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #02019-4017

Common Address: 2600-2624 W Hirsch; 1401-1439 N Talman Ave; 1400-1436 N Rockwell St

Applicant: RBH Chicago Project LLC

Owner: RBH Chicago Project LLC

Attorney: DLA Piper

Change Request: RS3 Residential Single Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the RS-3 Residential Single-Unit (Detached House) District to the B2-3 Neighborhood Mixed-Use District then to a Residential Business Planned Development, to allow the rehabilitation and reuse of the existing vacant school building and the new construction of a residential building consisting of approximately 116 residential units, classroom, community and office space. 53 surface parking spaces, and 9,300 square feet of commercial/retail space, as set forth in the enclosed project narrative and plans

NO. 20152 (1st WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6856

Common Address: 1420 North Milwaukee Avenue

Applicant: Albany Bank & Trust Co. Trust No. 11-5124,
Dated March 10, 1999

Owner: Albany Bank & Trust Co. Trust No. 11-5124,
Dated March 10, 1999

Attorney: Law Offices of Samuel V.P. 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 location and establishment of four (4) additional dwelling units - for a total of eight (8) dwelling units, within the existing three-story mixed-use (commercial-residential) building, at the subject site.