

Meeting Of The Committee on Zoning Landmark & Building Standards

THURSDAY, JANUARY 23, 2014 AT 10:00 AM
COUNCIL CHAMBERS, 2nd Floor, City Hall

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda
Appear in Reverse Numerical Order
According to Ward

MA-171 (MAYORAL APPLICATION) ORDINANCE REFERRED (11-26-14)
DOCUMENT # O2013-9188

To amend Title 7 and Title 17 of the Municipal Code and associated code provisions in regards to **Medical Cannabis**

TAD-510 (29TH WARD) ORDINANCE REFERRED (11-20-13)
DOCUMENT # O2013-9106

To amend Title 17 Section 17-6-0404-F of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to **special use approval for recycling facilities in Planned Manufacturing District No. 15**

NO. A-7968 (48TH WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8674

Common Address: 5026-30 North Sheridan Road

Applicant: Alderman Harry Osterman

Change Request: B3-5 Community Shopping District to B3-2 Community Shopping District

NO. A-7977 (46TH WARD) ORDINANCE REFERRED (12-11-13)
DOCUMENT # O2013-9450

Common Address: 941 West Lawrence Ave

Applicant: Alderman James Cappleman

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-5 Community Shopping District

NO. A-7942 (42ND WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6536

Common Address: East Hubbard Street; North Rush Street; East North Water Street; North Wabash Avenue

Applicant: Alderman Brendan Reilly

Change Request: Residential Business Planned Development No. 113 to Residential Business Planned Development No. 113, as amended

NO. A-7971 (42ND WARD) ORDINANCE REFERRED (11-26-13)
DOCUMENT # O2013-9203

Common Address: 29-39 South LaSalle Street

Applicant: Alderman Brendan Reilly

Change Request: Business Planned Development No. 1026 to DC-16 Downtown Core District

NO. A-7972 (42nd WARD) ORDINANCE REFERRED (11-26-13)
DOCUMENT # O2013-9204

Common Address: 300-328 W Huron St.
Applicant: Alderman Brendan Reilly
Change Request: DX-5 Downtown Mixed-Use District to DS3 Downtown Service District

NO. A-7975 (42nd WARD) ORDINANCE REFERRED (12-11-13)
DOCUMENT # O2013-9448

Common Address: 150 North Jefferson Street
Applicant: Alderman Brendan Reilly
Change Request: DX-7 Downtown Mixed Use District to DS3 Downtown Service District

NO. A-7976 (42nd WARD) ORDINANCE REFERRED (12-11-13)
DOCUMENT # O2013-9449

Common Address: 1112-18 North State Street
Applicant: Alderman Brendan Reilly
Change Request: DX-7 Downtown Mixed Use District to DX-5 Downtown Mixed-Use District

NO. A-7938 (27th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6058

Common Address: 1119 North Cleveland Street
Applicant: Alderman Walter Burnett
Change Request: Institutional Planned Development No. 695 to Institutional Planned Development No. 695, as amended

NO. A-7964 (26th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8665

Common Address: 1800-1856 North Lawndale Ave; 3701-3725 West Cortland Street; and 1801-1857 North Ridgeway Ave
Applicant: Alderman Roberto Maldonado
Change Request: Institutional Planned Development No. 733 to a T Transportation District; and Institutional Planned Development No. 733 to a C3-2 Commercial, Manufacturing and Employment District; and C3-2 Commercial, Manufacturing and Employment District to Institutional Planned Development No 733, as amended

NO. A-7969 (25th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-9200

Common Address: 2259 South Damen Ave
Applicant: Alderman Daniel Solis
Change Request: RS3 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District

NO. 17890 (47th WARD) ORDINANCE REFERRED (11-20-13)
DOCUMENT # O2013-9101

Common Address: 4332 & 4340-4350 North Lincoln Ave
Applicant: 4350 N Lincoln, LLC (See application for list of LLC members)
Owner: 4350 N Lincoln, LLC (See application for list of LLC members)
Attorney: Patrick Thompson
Change Request: B1-2 Neighborhood Shopping District to B3-2 Community Shopping District
Purpose: Use will be a restaurant, no dwelling units; 10 on site parking spaces; 7,019 sq.ft. of commercial space; height will not exceed 25'8

NO. 17898 (42nd WARD) ORDINANCE REFERRED (12-11-13)
DOCUMENT # O2013-9419

Common Address: 200-242 West Randolph and 151-169 North Franklin
Applicant: See application for list of Applicants
Owner: See application for list of Owners
Attorney: Richard Klawiter
Change Request: DC-16 Downtown Core District to a Business Planned Development
Purpose: The proposed amendment will allow development of an approximately 37-story (approx. 600' tall) office tower with ground floor restaurant/retail space, consisting of approximately 879,116 square feet and approximately 34 below-grade parking stalls, and for continued use of the existing 7-story parking garage including ground floor restaurant/retail space

NO. 17903 (42nd WARD) ORDINANCE REFERRED (12-11-13)
DOCUMENT # O2013-9424

Common Address: 118-128 W Chicago Ave; 801-819 N LaSalle Ave

Applicant: Smithfield Chicago LaSalle LLC (See application for list of LLC members)

Owner: Smithfield Chicago LaSalle LLC (See application for list of LLC members)

Attorney: John George of Schuyler, Roche & Crisham

Change Request: Residential Business Planned Development No. 1219 to Residential Business Planned Development No. 1219, as amended

Purpose: To allow for residential development. Please see application Planned Development statements for further details

NO. 17900 (32nd WARD) ORDINANCE REFERRED (12-11-13)
DOCUMENT # O2013-9421

Common Address: 941 N Hoyne Ave

Applicant: Enda Raftery

Owner: Edward Nash, Victoria Sheil & Richard Anselmo

Attorney: Thomas Moore

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

Purpose: To divide a 50' zoning lot into two approximately 25.4' zoning lots. The existing lot at 941 N Hoyne Avenue will be made to comply with the zoning code as a 3 residential dwelling unit building. The lot at 943 N Hoyne Avenue will then build two unit residential dwelling unit building

NO. 17902-T1 (32nd WARD) ORDINANCE REFERRED (12-11-13)
DOCUMENT # O2013-9423

Common Address: 2750-52 N Elston Ave

Applicant: Michael Loukas

Owner: (See application for list of owners)

Attorney: Paul Kolpak

Change Request: M1-3 Limited Manufacturing/ Business Park District to B3-2 Community Shopping District

Purpose: The proposed land use is a retail shopping center on the first floor, with second and third floor office use. There will be 25 parking spaces, 2 of which are accessible in the rear loading dock. There will be no dwelling units. The front yard will be from 0 to 70, and the rear and side yards will be 0.

NO. 17891 (31st WARD) ORDINANCE REFERRED (11-20-13)
DOCUMENT # O2013-9102

Common Address: 4201 W Wrightwood

Applicant: Mack Construction Services, LLC (Nancy Careon)

Owner: Wrightwood Center, LLC

Attorney: Richard Kruse

Change Request: M1-2 Limited Manufacturing/ Business Park District to M2-1 Light Industry District

Purpose: The applicant occupies 2,000 sq.ft. in the building and is in the business of selling construction materials

NO. 17901 (30th WARD) ORDINANCE REFERRED (12-11-13)
DOCUMENT # O2013-9422

Common Address: 2733 North Marmora

Applicant: Heritage Opportunity Fund LLC (John Thomas, Ronald Rassin, Paul Kolpak)

Owner: Heritage Opportunity Fund LLC (John Thomas, Ronald Rassin, Paul Kolpak)

Attorney: Paul Kolpak

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Should the property be re-zoned the building will now have 4 dwelling units with 4 parking spaces, there will be no commercial space. There will be no change in building height nor square footage.

NO. 17905 (28th WARD) ORDINANCE REFERRED (12-11-13)
DOCUMENT # O2013-9426

Common Address: 4422 W Madison Street

Applicant: B&B Madison Entertainment Inc. (Bettie Johnson)

Owner: B&B Madison Entertainment Inc. (Bettie Johnson)

Attorney: N/A

Change Request: B3-2 Community Shopping District to C1-1 Neighborhood Commercial District

Purpose: Would be utilized as a tavern, property is a flat commercial unit also to maintain Banquet Hall License

NO. 17894 (23rd WARD) ORDINANCE REFERRED (12-11-13)
DOCUMENT # O2013-9415

Common Address: 7155-57 West 63rd Street/ 6301-19 South Harlem Ave

Applicant: Chicago Title Land Trust ATUT 21-066231 (See application for list of LLC members)

Owner: Chicago Title Land Trust ATUT 21-066231 (See application for list of LLC members)

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: C1-1 Neighborhood Commercial District to C2-2 Motor Vehicle Related Commercial District

Purpose: Auto sales - outdoor; no proposed building; required parking.

NO. 17904-T1 (19th WARD) ORDINANCE REFERRED (12-11-13)
DOCUMENT # O2013-9416

Common Address: 11231-11235 South Western Ave

Applicant: Smith Parking Project LLC (See application for list of LLC members)

Owner: Smith Parking Project LLC and Birthright of Chicago

Attorney: Donald Hemmesch

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

Purpose: The site will be used as a non-required accessory parking lot containing a total of 26 parking spaces for the employees of Smith Village Senior Living,

NO. 17895 (14th WARD) ORDINANCE REFERRED (12-11-13)
DOCUMENT # O2013-9416

Common Address: 5135 South Mobile Ave

Applicant: Marian Plewa

Owner: Marian Plewa

Attorney: Paul Kolpak

Change Request: RS-2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

Purpose: The existing 55 X 125.26 lot will be divided into 2 lots each being 27.5 X 125.26. Each lot will be built with a single family home with attached garages.

NO. 17899-T1 (11th WARD) ORDINANCE REFERRED (12-11-13)
DOCUMENT # O2013-9420

Common Address: 301-25 West 31st Street

Applicant: Union Property Chicago LLC (Huan Yi Fang)

Owner: Ricahrd Ferro

Attorney: Thomas Moore

Change Request: M1-3 Limited Manufacturing/ Business Park District to C1-3 Neighborhood Commercial District

Purpose: New tenant would like to put a day care center into the 1 story brick vacant space of an existing warehouse and the existing auto repair shop will move to the West side of the building.

NO. 17893 (3rd WARD) ORDINANCE REFERRED (12-11-13)
DOCUMENT # O2013-9414

Common Address: 4240-58 South Wentworth Ave/ 4241-59 S Wells St. / 200-224 West 43rd St

Applicant: Ultimate Gas & Mini Mart Inc. (Issak Sughayer)

Owner: See Application Exhibit A for list of Owners

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: B3-1 Community Shopping District to C1-1 Neighborhood Commercial District

Purpose: Existing gas stations and retail stores will remain; the Applicant will construct additional retail building and a car wash (total of 20,150 SF); 35 parking spaces; height: 19'

NO. 17897 (2nd WARD) ORDINANCE REFERRED (12-11-13)
DOCUMENT # O2013-9418

Common Address: 913-925 North Hoyne

Applicant: Mokin Investments LLC (Alex Troyanovsky and Felix Koltsov)

Owner: Mokin Investments LLC (Alex Troyanovsky and Felix Koltsov)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning amendment in order to convert the existing church and school buildings located at the subject property to residential buildings. There is no proposed expansion of either existing building in terms of floor area or height. All of the proposed construction work will be contained within the existing structures. When the work is complete, the church building will contain ten (10) residential dwelling units and provide ten (10) parking spaces located in the building's basement. The school building will contain nine (9) residential dwelling units and provide nine (9) parking spaces located in the building's basement. The parcel consists of seven (7) lots of record totaling 17,542 square feet. The applicant proposes to divide the property into two (2) zoning lots when they file for building permits, with each lot totaling 8,771 square feet. The minimum lot area per unit standards will allow up to twenty-one (21) units per proposed zoning lot, while the applicant only proposes to construct ten (10) dwelling units on one zoning lot and nine (9) dwelling units on the other.

NO. 17892-T1 (1st WARD) ORDINANCE REFERRED (12-11-13)
DOCUMENT # O2013-9413

Common Address: 2740-44 West North Ave

Applicant: BAS 1 Development LLC (Gary Levitas)

Owner: BAS 1 Development LLC (Gary Levitas)

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: B1-1 Neighborhood Shopping District to B3-3 Community Shopping District

Purpose: Demolish the existing building and build a new 4-story mixed-use building with commercial/retail on the ground floor (approximately 4,500 SF) and 15 dwelling units on the upper floors; 15 parking spaces; height: 49'-5"

NO. 17896 (1st WARD) ORDINANCE REFERRED (12-11-13)
DOCUMENT # O2013-9417

Common Address: 2413 W Fullerton

Applicant: 2413 Fullerton LLC (Tomas Kleveta)

Owner: 2413 Fullerton LLC (Tomas Kleveta)

Attorney: Thomas Moore

Change Request: B3-2 Community Shopping District and RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

Purpose: To erect a 4-story 47.2' high. 4 residential dwelling unit building with the 1st floor dwelling unit duplexing into the basement, no commercial space and a 4 car garage.