

Deferred Agenda
Committee on Zoning, Landmarks & Building Standards
July 22, 2015

NO. A-8135 (30th WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4247

Common Address: 5301 West Newport Avenue
Applicant: Alderman Ariel E. Reboyras
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

NO.18290 (1st WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #O2015-1354

Common Address: 1465 West Erie Street
Applicant: EZMB LLC
Owner: EZMB LLC
Attorney: Daniel Lauer
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: Three story building with roof access, consisting of three residential units. There will be three garage parking spaces available. The footprint of the building shall be approximately 20 feet by 78 ft 7 3/8 in and have a height of 37 ft 10 in

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NO. 18342 (1st WARD) ORDINANCE REFERRED (4-15-15)
DOCUMENT # O2015-2594

Common Address: 1551 North Milwaukee Ave
Applicant: Jin Cho Wang and Xi Ding Zhu
Owner: Jin Cho Wang and Xi Ding Zhu
Attorney: Law Office of Mark Kupiec & Associates
Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District
Purpose: to demolish the existing building and build a new 4 story mixed use building with commercial on the ground floor and 3 dwelling units on the upper floors; 3 parking spaces Height' 50'

NO. 18364 (1st WARD) ORDINANCE REFERRED (5-6-15)
DOCUMENT # O2015-3689

Common Address: 543 N Wood

Applicant: Robert Oliver and Taylor Oliver

Owner: Robert Oliver and Taylor Oliver

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 a zoning amendment in order to permit a new single family home at the subject property. A two (2) car attached garage will be located behind the new home. The garage will be accessed via the public alley running behind the subject property. The new home will be frame construction with panel and siding accents. The building will measure 33 ft. in height.

NO. 17746 (3rd WARD) ORDINANCE REFERRED (6/5/13)
DOCUMENT # O2013-4161

Common Address: 3745-3759 South Indiana Avenue; 3801-3857 South Indiana Avenue; 3808-3848 South Indiana Avenue, 201-209 East Pershing Road; 3800 South Prairie Avenue; and 3804-3858 South Prairie Avenue

Applicant: Apostolic Faith Church

Owner: City of Chicago and Apostolic Faith Church

Attorney: Tim Hinchman

Change Request: RM-5 Multi Unit District and B3-3 Community Shopping District to RM-5 Multi Unit District and then to an Institutional Planned Development

Purpose: Rehabilitation and expansion of the existing religious assembly facility, consisting of the construction of a new four thousand (4,000) seat sanctuary and three floors of administrative office space and meeting rooms, community center, day care, and the provision of accessory, off-street on-site and off-site parking and related accessory uses.

NO.18200 (12THWARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #O2014-8786

Common Address: 2959 West 40th Street

Applicant: Renato Hernandez

Owner: Renato Hernandez and Jeanine Asef

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To add a Packaged Goods Liquor License as an accessory use to the existing grocery store located on the ground floor of the existing 2-story mixed-use building (existing dwelling unit on the 2nd floor to remain); no existing parking: approximately 4,900 square feet of existing retail space: existing height (2-story). no change proposed

NO.18327(12th WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1391

Common Address: 3791 S Archer Ave
Applicant: Noel Torres
Owner: Lian Chao Yu
Attorney: Timothy Rowells
Change Request: RS3 Residential Single-Unit (Detached House) District to C1-1
Neighborhood Commercial District
Purpose: Use of the first floor as a resale shop and a rental of 2 residential units on
the second floor

NO. 18352 (12th WARD) ORDINANCE REFERRED (4-15-15)
DOCUMENT # O2015-2620

Common Address: 3600-3636 South Western Ave
Applicant: 3600 Western Group LLC
Owner: 3600 Western Group LLC
Attorney: Amy Kurson, Reyes Kurson Ltd.
Change Request: Residential Planned Development No. 990 to B3-3 Community Shopping
District and B3-3 Community Shopping District to RT3.5 Residential Two-
Flat, Townhouse and Multi-Unit District
Purpose: Ten single family homes with detached garages (accommodating 2 cars
per dwelling unit) facing 36th Street. Future development to be driven by
market demands.

NO. 18376 (14th WARD) ORDINANCE REFERRED (5-6-15)
DOCUMENT # O2015-3701

Common Address: 4910-4960 S Kedzie commonly known as 4938 S Kedzie;
Applicant: 49th & Kedzie LLC (See Application for list of LLC Members)
Owner: 49th & Kedzie LLC (See Application for list of LLC Members)
Attorney: Mara Georges, Daley & Georges
Change Request: PD 411 to PD 411, as amended
Purpose: A one story, multi-store commercial building (existing/not changing)
Approximately 86,000 sf of commercial space (existing/not changing).
The building height is approximately 24 feet (existing/not changing)
The property has 279 parking spaces (existing/not changing)

NO. 18384 (25th WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4177

Common Address: 1911 West Cullerton

Applicant: Elizabeth Avina, as Beneficiary of the Chicago Title Land Trust Company, successor to the Cole Taylor Bank Trust, Trust #008459

Owner: Chicago Title Land Trust Company, successor to the Cole Taylor Bank, Trust #008459

Attorney: Daniel G. Lauer

Change Request: C1-2, Neighborhood Commercial District to B2-2, Neighborhood Mixed-Use District

Purpose: The existing one story structure will remain. The Applicant proposes to convert the existing one-story commercial space with basement to two(2) residential dwelling units, with no change to the height or footprint of the building

NO. 18339 T1 (27th WARD) ORDINANCE REFERRED (4-15-15)
DOCUMENT # O2015-2591

Common Address: 513 N May

Applicant: Keeper Property Holdings (See Application for list of LLC Members)

Owner: Keeper Property Holdings (See Application for list of LLC Members)

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story (with basement) all residential building, with detached garage, at the subject property. The existing two-story frame building will be razed and the existing detached garage will be restored and re-used to match the new proposed primary building. The proposed new building will contain three (3) dwelling (duplex) units, between the basement and 4th floors. There will be garage parking for three (3) vehicles located at the rear of the lot. The new building will be masonry in construction, with glass and metal accents, and will measure 44'-6" in height.

NO. 18368-T1 (27th WARD) ORDINANCE REFERRED (5-6-15)
DOCUMENT # O2015-3693

Common Address: 1154 W Ohio St

Applicant: 1154 Ohio LLC (See Application for list of LLC Members)

Owner: Edmond and Ruth Fernandez

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 a zoning change in order to permit the construction of a new four-story (with basement) all residential building, with detached garages, at the subject property. The existing one-story frame building and detached garage will be razed. The proposed new building will contain three (5) dwelling units, between the basement and 4th floors. There will be onsite parking for five (5) vehicles, located at the rear of the lot. The new building will be masonry in construction, with glass and metal accents, and will measure 46'-3" in height

NO.18275 (27th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-59

Common Address: 848-856 West Randolph Street; 151-163 N Peoria St.

Applicant: 854 West Randolph LLC (Mark Hunt)

Owner: 854 West Randolph LLC (Mark Hunt)

Attorney: Rolando Acosta

Change Request: C1-1 Neighborhood Commercial District and C1-3 Neighborhood Commercial District to C1-5 Neighborhood Commercial District and then to a Planned Development

Purpose: Development of a 7 story plus penthouse building with a 93 key hotel and approximately 10,000 sq. ft. restaurant and one loading berth, no on-site parking.

NO. 18370(27th WARD) ORDINANCE REFERRED (5-6-15)
DOCUMENT # O2015-3695

Common Address: 462 North May Street

Applicant: Keeper Properties LLC (See Application for list of LLC Members)

Owner: Keeper Properties LLC (See Application for list of LLC Members)

Attorney: Law Office of Samuel VP Banks

Change Request: M2-2 Light Industry 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 (with basement) all residential building, with detached garage, at the subject property. The existing two-story frame building will be razed. The proposed new building will contain three (3)dwelling units, between the basement and 4th floors. There will be (outdoor) parking for three (3) vehicles located at the rear of the lot. The new building will be masonry in construction With glass and metal accents, and will measure 46'-4" in height.

NO.18258 (32nd WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-41

Common Address: 2449 M Campbell Ave

Applicant: Kistopher Wolmer

Owner: Kistopher Wolmer

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 seeks a zoning change to permit the addition of an enclosed rear porch and an attic dormer in an existing 2 dwelling unit building. The zoning change is needed because the additions will increase the building's square footage beyond the square footage permitted in the current zoning district. The 2 dwelling units will remain and there is no commercial space proposed. There are 2 existing garage parking spaces that will remain and the height of the existing building will remain unchanged

NO. 18358 (41st WARD) ORDINANCE REFERRED (5-6-15)
DOCUMENT # O2015-3684

Common Address: 5524, 5526, 5528, and 5530 N Neva

Applicant: O'Hare Holdings LLC (See Application for list of LLC Members)

Owner: O'Hare Holdings LLC (See Application for list of LLC Members)

Attorney: Alan Stefaniak

Change Request: RS2 Residential Single-Unit (Detached House) to B1-1 Neighborhood Shopping District

Purpose: 46 parking spaces

NO.18121 (43rd WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5808

Common Address: 2518- 52 N. Lincoln Ave. / 922-38 W. Altgeld St.

Applicant: Baker Development Corporation

Owner: See Application for list of Owners

Attorney: Rolando Acosta

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

Purpose: Development of a twelve story mixed use up building, consisting of approximately 16000sq.ft. of retail/commercial space ,225 residential dwelling units, 186 parking spaces and 2 loading berths and retention of existing story theater building containing approximately 7000sq.ft.with 400 seats and no parking or loading.

NO.18230 (44TH WARD) ORDINANCE REFERRED (11-19-14)
DOCUMENT #02014-9402

Common Address: 3401-3409 N Southport Ave

Applicant: 3401-09 N Southport LLC (See Application for list of LLC Members)

Owner: 3401-09 N Southport LLC; NKASS Company LLC & Ultima Properties

Attorney: Katiina McGuire

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District and then to a Residential Business Planned Development

Purpose: The applicant proposes to construct a 4 story mixed use building, with retail space located on the 1st floor. 33 dwelling units and 6 parking spaces

NO. 18375 (45th WARD) ORDINANCE REFERRED (5-6-15)
DOCUMENT # O2015-3700

Common Address: 5433 N Milwaukee Ave

Applicant: Herbaland, Inc (See Application for list of LLC Members)

Owner: Kolasa Real Estate Investment, Inc.

Attorney: Paul Kolpak

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-1 Community Shopping District

Purpose: The elevations of the existing building will not change, the current building is zoned for residential use. In the event that the zoning change is approved the property will be used for retail sale of vitamins, minerals, and cosmetics