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Meeting Of The Committee on Zoning Landmark & Building Standards

MONDAY, DECEMBER 7, 2015 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

NO. A-8181 (50TH WARD) ORDINANCE REFERRED (10-14-15)
DOCUMENT # O2015-7406

Common Address: 6501-11 N Western Ave
Applicant: Alderman Debra Silverstein
Change Request: C2-2 Motor Vehicle related Commercial District to RS2 Residential Single-Unit (Detached House)

NO. A-8180 (39TH WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT # O2015-6992

Common Address: 5225 N Riverside Terrace
Applicant: Alderman Margaret Laurino
Change Request: Residential Planned Development No. 546 to Residential Planned Development No. 546, as amended

NO. A-8182 (9TH WARD) ORDINANCE REFERRED (10-28-15)
DOCUMENT # O2015-7862

Common Address: 11036-60 S Michigan Ave
Applicant: Alderman Anthony Beale
Change Request: B1-3 Neighborhood Shopping District to M1-1 Limited Manufacturing/ Business Park District

NO. A-8183 (9TH WARD) ORDINANCE REFERRED (10-28-15)
DOCUMENT # O2015-7866

Common Address: 100-110 E 115th St and 11451-11459 S Michigan Ave
Applicant: Alderman Anthony Beale
Change Request: B3-2 Community Shopping District to RS1 Residential Single Unit (Detached House) District

NO.18556 (44th WARD) ORDINANCE REFERRED (10-14-15)
DOCUMENT #O2015-7363

Common Address: 3334 N Southport Ave
Applicant: Harris Properties LLC
Owner: Harris Properties LLC
Attorney: Law Office of Samuel VP Banks
Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

Purpose: The Applicant is seeking to amend the zoning in order to redevelop the property with a new four-story, mixed-use building containing commercial space at grade level and 8 dwelling units above. There will be on-site parking four 4 vehicles locate at the rear of the property. (*Due to the location of this property, the Applicant Is seeking a reduction in parking pursuant-H the Transit Oriented Development Ordinance.) The building will be masonry in construction and measure 46'-0" in height.

NO.18563 (44th WARD) ORDINANCE REFERRED (10-21-15)
DOCUMENT #02015-7681

Common Address: 1044 W Newport Ave

Applicant: Wilbel LLC

Owner: Chicago Transit Authority

Attorney: Katriina McGuire

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

Purpose: Proposed renovation and addition to an existing 1-story, 29'-7" tall building to construct 9 residential dwelling units and 9 parking spaces.

NO.18560 (39th WARD) ORDINANCE REFERRED (10-21-15)
DOCUMENT #02015-7678

Common Address: 4459-4467 West Lawrence Ave

Applicant: Broadmoor LLC

Owner: Broadmoor LLC

Attorney: William JP Banks of Schain, Burney, Banks, Kenny & Schwartz

Change Request: B3-1 Community Shopping District to B3-2 Community Shopping District

Purpose: To permit rehab of existing mixed-use building. The building currently contains 7 commercial spaces on the ground floor and 5 residential dwelling units above. The proposed zoning amendment would allow an increase of 2 residential dwelling units for a total of 7 residential dwelling units and 10 parking spaces with commercial units to remain.

NO.18558-T1 (36th WARD) ORDINANCE REFERRED (10-21-15)
DOCUMENT #02015-7676

Common Address: 6936-6974 W Grand Ave

Applicant: Zitella on Grand LLC

Owner: BORE Investments LLC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: C2-1 Motor Vehicle Related Commercial District to B2-5 Neighborhood Shopping District

Purpose: To divide the property into 8 zoning lots; each of the 6 of these lots will be developed with a four-story (height: 41'-8") residential building with 8 DU and 10 parking spaces and each of the 2 remaining lots will be improved with a three-story (height 31'-8") residential building with 12 DU and 14 parking spaces; no commercial space.

NO.18555-T1 (35th WARD) ORDINANCE REFERRED (10-14-15)
DOCUMENT #02015-7362

Common Address: 3324-3328 W Wrightwood Ave and 2601-2611 N Kimball Ave

Applicant: Aloft Dance LLC

Owner: First Evangelical Church of Pastor Arturo Hernandez

Attorney: Rolando Acosta

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

Purpose: The subject property is improved with two buildings, and will be divided into two zoning lots. The southern building is a tall one-story (50 ft.) in height and the southern building is two-stories (25 ft.) in height. The Applicant proposes to use the southern building for a circus arts education and training facility, and for a venue space with a capacity not to exceed 149 occupants. The northern building will be converted to three residential dwelling units. No exterior alterations to the existing structures are proposed. The subject property contains no parking spaces or loading berths and none are proposed.

NO.18566-T1 (32nd WARD) ORDINANCE REFERRED (10-28-15)
DOCUMENT #02015-7809

Common Address: 2817 N Oakley Ave

Applicant: Oakley Building LLC

Owner: Oakley Building LLC

Attorney: John George, Schuyler Roche & Crisham PC

Change Request: M2-3 Light Industry District to RM4.5 Residential Multi-Unit District

Purpose: Applicant proposes the construction of an 11 dwelling unit building with 13 parking spaces. The proposed building height is 47 feet

NO.18554 (31st WARD) ORDINANCE REFERRED (10-14-15)
DOCUMENT #02015-7352

Common Address: 3145 N Cicero

Applicant: Mr. Kleen Auto Spa Inc.

Owner: Kokkalias Family Trust

Attorney: Lawrence Lusk

Change Request: B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

Purpose: Entire existing commercial building (approximately 6000 Sq. Ft.) will be used as hand car wash and detailing center. Business will operate from Monday thru Saturday from 7:00 A.M. until 7:00 P.M. and Sunday from 7:00 A.M. until 5:00 P.M. and will employ between 10 -15 individuals

NO.18552 (30th WARD) ORDINANCE REFERRED (10-14-15)
DOCUMENT #02015-7350

Common Address: 3400 N Lawndale (3706 W Roscoe)

Applicant: Edgar Alvarez

Owner: Edgar Alvarez

Attorney: Fernando M Vain

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

Purpose: Coffee shop in the vacant storefront; 2. One residential dwelling unit above the storefront, and two residential dwelling units with address 3706 W. Roscoe; 3. Street parking; 4. Vacant store front has approximately 1,000 square feet of commercial space

NO.18559 (29th WARD) ORDINANCE REFERRED (10-21-15)
DOCUMENT #02015-7677

Common Address: 7162 West Grand Ave

Applicant: Andre Napier

Owner: 7162 West Grand Ave Condominium Association

Attorney: Law Office of Mark Kupiec & Associates

Change Request: B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: To obtain a business license for a Massage Establishment within the existing commercial unit on the ground floor (approximately 2,300 SF of commercial space); existing 6 DU to remain: existing parking (6 spaces) no change proposed; existing 4-story, no change in height proposed

NO.18543-T1 (27th WARD) ORDINANCE REFERRED (10-14-15)
DOCUMENT #02015-7341

Common Address: 944-946 N Elston Ave

Applicant: 944 North Elston LLC

Owner: Edward C Augustyn

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

Change Request: M3-3 Heavy Industry District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant proposes to construct a 5-story building providing 8 residential units with 1,000 feet of commercial space and 16 parking spaces

NO.18546 (27th WARD) ORDINANCE REFERRED (10-14-15)
DOCUMENT #02015-7344

Common Address: 1300-1344 W Fulton St; 301-329 N Ada St; 1301-1345 W Carroll Ave and 300-330 N Elizabeth St.

Applicant: 1330 W Fulton LLC

Owner: 1330 W Fulton LLC, 300 N Elizabeth LLC, 323 N Ada LLC

Attorney: John George, Schuyler Roche & Crisham PC

Change Request: M2-3 Light Industry District to M1-3 Limited Manufacturing/Business Park District and then to a Planned Development

Purpose: Applicant proposes to complete construction of a partially built 8-story commercial building at 1330 W. Fulton St. as well as completion of a partially built parking garage located at 323 N. Ada St

NO.18542 (26th WARD) ORDINANCE REFERRED (10-14-15)
DOCUMENT #02015-7340

Common Address: 2629 W Superior

Applicant: SDG- 2629 Superior LLC

Owner: Raymond DeFrisco and Antonette C. DeFrisco

Attorney: Amy Kurson

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

Purpose: The proposed use of the property after the rezoning will be a Residential Two Flat One story, required parking to be provided onsite in garage. Building Height=25.95

NO.18547 (26th WARD) ORDINANCE REFERRED (10-14-15)
DOCUMENT #02015-7345

Common Address: 1842 N Kedzie

Applicant: Greens400 LLC

Owner: Greens400 LLC

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 seeks a zoning amendment to permit a proposed four-story masonry building containing four residential units. On-site parking for four cars will be located at the rear of the lot. The proposed building will be masonry in construction. It will measure 37'-10" in height

NO.18548 (26th WARD) ORDINANCE REFERRED (10-14-15)
DOCUMENT #02015-7346

Common Address: 3233 West Potomac Ave

Applicant: 3233 W Potomac LLC

Owner: 3233 W Potomac LLC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

Purpose: to add one additional dwelling unit (on the ground floor which is partially below grade) with in the existing 12 dwelling unit residential building (total of 13 DU); no existing parking; no commercial space; 3 story / height : 37' 9"

NO.18553-T1 (26th WARD) ORDINANCE REFERRED (10-14-15)
DOCUMENT #02015-7351

Common Address: 3527-3533 W North Ave

Applicant: La Casa Norte

Owner: La Casa Norte

Attorney: Danielle Meltzer Cassel, Vedder Price PC

Change Request: B3-5 Community Shopping District and B3-1 Community Shopping District to B3-5 Community Shopping District

Purpose: New construction of a five-story (65' high) mixed-use development with a maximum of 55,300 square feet and a minimum of 9 parking spaces. Building will be used for a maximum of 25 dwelling units targeted for occupancy by formerly homeless youth and families and a multi-purpose community center. Potential community center-uses-include community meeting space and art gallery, a community computer lab, health, dental and nutrition services, food & clothing pantries, a drop-in center for homeless youth with anti-violence programming, counseling, social services, offices for La Casa Norte and related uses

NO.18561 (25th WARD) ORDINANCE REFERRED (10-21-15)
DOCUMENT #02015-7679

Common Address: 2002-06 S Blue Island Ave/ 2000 S Laflin St

Applicant: Craig Cox

Owner: Craig Cox

Attorney: Law Office of Samuel VP Banks

Change Request: C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

Purpose: Applicant proposes a five-story masonry building containing approximately 1192 sq.ft. of commercial space and a total of seven (7) dwelling units. Seven (7) on-site parking spaces will be provided. The proposed building will be masonry in construction and will measure 55' in height

NO.18562 (20th WARD) ORDINANCE REFERRED (10-21-15)
DOCUMENT #02015-7680

Common Address: 6505 S Normal Blvd/ 439 W 65th St

Applicant: Unique Equity Property Investments

Owner: Unique Equity Property Investments

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: Grocery store and a carry-out restaurant within the existing building (approximately 4,000 SF of retail space); no existing parking; existing height: 1 story - no change proposed

NO.18544 (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.18549-T1 (1st WARD) ORDINANCE REFERRED (10-14-15)
DOCUMENT #02015-7347

Common Address: 1854-56 N California Ave

Applicant: Wilmot Construction Inc.

Owner: Wilmot Construction Inc.

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To demolish the existing buildings and build a new 4 story, mixed use building with commercial unit on the ground floor (approximately 1,850 SF) and 6 DU on the upper floors; 7 parking spaces; height 47'-2"

NO.18550-T1 (1st WARD) ORDINANCE REFERRED (10-14-15)
DOCUMENT #02015-7348

Common Address: 2915-23 W Armitage Ave; 1945 -51 N Richmond St.

Applicant: BAS 3 Development LLC

Owner: BAS 3 Development LLC and Robert Birkmeyer

Attorney: Law Office of Mark Kupiec & Associates

Change Request: B3-1 Community Shopping District to B3-5 Community Shopping District

Purpose: To demolish the existing building and build a new 4 story, mixed-use building with commercial units on the ground floor ("approx. 3,700 SF of commercial space) and 33 dwelling units on the upper floors: 36 parking spaces; 4 story, height 50'-6

NO.18551 (1st WARD) ORDINANCE REFERRED (10-14-15)
DOCUMENT #02015-7349

Common Address: 1639-1641 N Artesian Ave

Applicant: 1639-1641 N Artesian, Inc.

Owner: 1639-1641 N Artesian, Inc.

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District and RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To demolish the existing building and build a new 3 story, 4 dwelling unit residential building; 4 parking spaces; no commercial space; 3 story, height: 37'-10"

NO.18557-T1 (1st WARD) ORDINANCE REFERRED (10-14-15)
DOCUMENT #02015-7364

Common Address: 2701 W Armitage

Applicant: In Soo Lee & Kwang Lee

Owner: In Soo Lee & Kwang Lee

Attorney: Law Office of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant seeks a zoning amendment to permit a proposed four-story mixed-use building containing approx. 10,000 sq.ft. of retail space at grade and a total of fifty-nine residential units. Eighty (80) on-site parking spaces will be provided The proposed building will be masonry in construction and will measure 54'-10" in height. The Applicant will seek a Variation to reduce the required rear setback

NO.18564-T1 (1st WARD) ORDINANCE REFERRED (10-28-15)
DOCUMENT #02015-7807

Common Address: 458 N Noble

Applicant: RDG Fund- 5 LLC

Owner: RDG Fund- 5 LLC

Attorney: Louis Weinstock

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

Purpose: Construct a four story, 6,900 sf., 45' high, four dwelling unit residential building with four parking spaces, and no commercial space

NO.18565 (1st WARD) ORDINANCE REFERRED (10-28-15)
DOCUMENT #02015-7808

Common Address: 2041 W Division Street

Applicant: 2047 W Division LLC

Owner: 2041 W Division LLC and 2047 West Division Condo Association

Attorney: John Fritchey

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

Purpose: 3+4 story 48'8" building with 4458 sf ground floor commercial space, 9 dwelling units, 9 off-street parking spaces - the enclosure of the patio space as set forth above, there will be no other changes to the current property or its use