

Meeting Of The Committee on Zoning Landmark & Building Standards

WEDNESDAY, JULY 22, 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 Numerical Order
According to Ward

OFFICE OF THE
CITY CLERK

2015 JUL 20 AM 10:44

RECEIVED
#9

NO. MA-194 (Mayoral Application) ORDINANCE REFERRED (6/7/15)
DOCUMENT # O2015-4653

Amendment of Chapter 2-120 by adding new Article XV establishing the Pullman National Monument Advisory Commission

NO. MA-195 (Mayoral Application) ORDINANCE REFERRED (6/17/15)
DOCUMENT # A2015-46

Appointment of Judy Frydland as Commissioner of Buildings

NO. A-8125 (35th WARD) ORDINANCE REFERRED (4-15-15)
DOCUMENT # O2014-8885

Amendment of Municipal Code Section 17-3-0503-D by reclassifying a segment of North Milwaukee Ave as a pedestrian street (see ordinance for boundaries)

NO. A-8139 (28th WARD) ORDINANCE REFERRED (6/17/15)
DOCUMENT # O2014-4722

Common Address: 330 North Kedzie Ave

Applicant: Alderman Jason Ervin

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-1 Community Shopping District

NO. 18395 T1 (1st WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4601

Common Address: 1542 West Fry Street

Applicant: KMS Development Inc.

Owner: Roberto Martinez

Attorney: Law Office of Mark J. Kupiec

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

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

NO. 18396 (1st WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4602

Common Address: 1220-26 West Ohio Street

Applicant: Raffi Killian

Owner: Raffo Killian and Elvira Ortiz Revocable Trust

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

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

Purpose: To divide the subject property into 3 zoning lots: 1220 West Ohio will be 24' x 128.5' and the existing 3 DU residential building will remain with existing 2 parking spaces; 1222 West Ohio will be 25' x 128.5' and will be developed with a new 4-story 3 DU residential with 3 parking spaces; 1224-26 will be 47'x 128.5' and will be developed with a new 4-story, 6 DU residential building (the existing building at 1224 West Ohio will be demolished); no commercial space proposed; height of each building: 45'

NO. 18406 (1st WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4626

Common Address: 1256 North Wood Street

Applicant: Faizullah and Saba Khan

Owner: Faizullah and Saba Khan

Attorney: Law Offices of Samuel V.P. Banks

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

Purpose: The Applicant is seeking a zoning amendment in order to permit the erection of a new three-story rear addition, with one-story attached garage addition, at the existing three-story single-family residence. The new garage addition will be masonry in construction will accommodate parking for two (2) vehicles. The proposed three-story addition will be masonry in construction, to match the existing building, and measure 32'-7" in height. The new garage addition will be masonry in construction and measure 14'- 1 in height.

NO. 18408 (1st WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4628

Common Address: 2612 West Fullerton

Applicant: Eirpol, LLC

Owner: 2612 W. Fullerton, LLC

Attorney: Daniel G. Lauer

Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District

Purpose: The applicant will demolish the existing two story building and intends to construct a 3 story, three (3) dwelling unit building, with three (3) parking space. The footprint of the building shall be approximately 20 feet by 76 feet in size. The building shall be 38 feet high, as defined by city code.

NO. 18391 (2nd WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4597

Common Address: 2125 West Division Street

Applicant: Heisler Hospitality Group, LLC

Owner: Maria Kafka Revocable Living Trust

Attorney: Gary Wigoda, Wigoda & Wigoda

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

Purpose: There will be no change to the existing building. The intent of the change is to allow for the existing ground floor retail space to be used for an upscale neighborhood lounge.

NO. 18400 (3rd WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4620

Common Address: 326-330 West 47th Street

Applicant: Morcom Development Company

Owner: Morcom Development Company

Attorney: Carl McCormick, C/O the Stuttley Group

Change Request: C1-2 Neighborhood Commercial District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C2-1 Motor Vehicle Related Commercial District

Purpose: The property, including the existing 72' x 100' one story building, will be used for metal fence and gate fabricating, contractor's office, storage and 2 accessory parking spaces. The building is approximately 15' in height and there are no dwelling units.

NO. 18401 (20th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4621

Common Address: 6110-6136 South LaSalle Street and 6101-03 South Wentworth Ave.

Applicant: Chicago Title Land Trust as Trustee under Trust #110043

Owner: Chicago Title Land Trust as Trustee under Trust #110043

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

Change Request: C1-2 Neighborhood Commercial District and M1-2 Limited Manufacturing/Business Park District to M2-2 Light Industry District

Purpose: To establish a contractor/construction storage yard; required parking to be provided; approximately 56,416 SF commercial areas.

NO. 18392 (21st WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4598

Common Address: 631-637 West 81st Street

Applicant: Miles Management Corporation

Owner: Miles Management Corporation

Attorney: John J. George – Schuyler, Roche & Crisham, PC

Change Request: M1-2 Limited Manufacturing/ Business Park District to M3-2 Heavy Industry District

Purpose: The property will continue with its current use, a Class V recycling facility for reprocessible construction/demolition materials.

NO. 18398 T1 (25th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4618

Common Address: 1038-1050 W Monroe St., 1039-1051 W Rundell Pl

Applicant: GLPE LLC

Owner: GLPE LLC

Attorney: Thomas S. Moore

Change Request: DS-3 Downtown Service District to DX-3 Downtown Mixed Use District

Purpose: To build a four story, seventy residential dwelling units building. The height of the building will be 48' – 3 ½". There will be a total of 70 indoor parking spaces including 2 handicapped accessible parking spaces and an interior 10' x 25' x 14' loading berth.

NO. 18412 (25th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4632

Common Address: 901-905 West 18th Street

Applicant: Msquared Properties

Owner: Msquared Properties

Attorney: Michael Ezgur

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-2 Neighborhood Mixed-Use District

Purpose: Demolition of existing structures and construction of three new, three story buildings each with a height of 47 feet; each building will contain one commercial first floor space consisting of approximately 1,000 sqft and two residential dwelling units on the upper floors, with two parking spaces for each building

NO. 18397 (27th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4617

Common Address: 1453, 1455 and 1457 N. Wieland Street

Applicant: Wathiq and Nidhal Hindo

Owner: Wathiq and Nidhal Hindo

Attorney: Thomas R. Raines Attorney at Law, LLC

Change Request: RM-5 Multi Unit District to RM5.5 Multi Unit District

Purpose: The proposed use of the property is a four story, 51'6" high multi-unit residential building with 9 units. The fourth floor will be a full floor unit with a private roof top deck and swimming pool. There will be 15 on-site, enclosed parking spaces provided for the residents with seven parking spaces on the first floor and eight spaces below ground, there will be no commercial use at the property.

NO. 18399 T1 (27th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4619

Common Address: 453-457 N Aberdeen Street

Applicant: VCP Funding III, LLC Series VCP 1057 Grand

Owner: VCP Funding III LLC Series VCP 1057 Grand

Attorney: Thomas S. Moore

Change Request: RM-5 Multi Unit District to RM-5 Multi Unit District

Purpose: To change the current RM5 zoning to RM5 Type 1 as Amended for a proposed 4 story, 8 residential dwelling unit building and to increase the floor area ratio, increase the building area and, the rear setback and to reduce the front setback for the proposed building. The south side and north side setback remain as proposed, no change. The height of the building will be 46' – 0", no change. There will be 8 outdoor parking spaces, no change

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. 18415 (2nd and 27th WARDS) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4635

Common Address: 314 W Wendell St, 230-314 W Oak St, 201-315 W Oak St, 152-314 W Walton St, 155-209 W Walton St, 223-233 W Walton St, 200-208 W Locust St, 222-232 W Locust St, 201-309 W Locust St, 152-232 W Chestnut St, 153-211 W Chestnut St, 200-210 W Institute Pl, 142-172 W Chicago Ave, 874-878 N Franklin St, 859-921 N Franklin St, 828-950 N Wells St, 801-921 N Wells St, 800-936 N LaSalle St 201-315 W Oak St, 200-314 W Walton St, 301-315 W Oak St and 300-314 W Walton St

Applicant: The Moody Bible Institute of Chicago

Owner: The Moody Bible Institute of Chicago

Attorney: John George, Schuyler Roche & Crisham PC

Change Request: Institutional Planned Development No. 477 to Institutional Planned Development No. 477, as amended

Purpose: to allow for residential uses in Subarea C- applicant proposes to construct a new senior residence building

NO. 18418-T1 (29th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4638

Common Address: 2931-57 North Harlem Ave

Applicant: 2931-57 North Harlem LLC

Owner: 2931-57 North Harlem LLC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: B2-5 Neighborhood Shopping District to B2-5 Neighborhood Shopping District, as amended

Purpose: To demolish the existing building and build 6 new 4 story residential buildings, each with 8 Dwelling Units for a total of 48 dwelling units; 48 parking spaces; no commercial space; height 41'5"

NO. 18414 (31st WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4634

Common Address: 4931-4951 West Diversey Ave

Applicant: 4931 West Diversey Ave, LLC and 495 West Diversey Ave, LLC

Owner: 4931 West Diversey Ave, LLC and 495 West Diversey Ave, LLC

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

Change Request: B1-1 Neighborhood Shopping District and C3-1 Commercial, Manufacturing and Employment District to C3-1 Commercial, Manufacturing and Employment District

Purpose: The applicant proposes to expand meat processing business. Currently applicant has a business in the building located at 4951 W Diversey. The expansion will include a parking lot and a building at 4931 W Diversey The business will then have a an address of 4931-51 West Diversey

NO. 18404 T1 (32nd WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4624

Common Address: 1868-78 North Milwaukee Avenue

Applicant: Michael Cordaro

Owner: Michael Cordaro

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-3 Community Shopping District and B2-2 Neighborhood Mixed-Use District to B3-5 Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new six-story mixed-use building, with commercial space and parking at grade level and dwelling units above. The new proposed building will contain two commercial/retail spaces (2,638 square feet and 2,082 square feet), fronting Milwaukee Avenue, at grade level, with thirty-eight dwelling units (apartments) above (Floors 2-6). There will also be garage parking for nine (9) vehicles located within the rear (grade level) of the proposed new building and twelve (12) exterior parking spaces located at the rear of the building, for a total of twenty-one (21) on-site parking spaces. The proposed new building will measure 76'-5" in height and be masonry in construction, with glass and wood accents.

NO. 18413-T1 (32nd WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4633

Common Address: 1819 West Webster; 1823-1855 West Webster; 2134 North Wood Street

Applicant: Jarla LLC (See Application for list of LLC Members)

Owner: Jarla LLC (See Application for list of LLC Members)

Attorney: James Griffin of Schain, Burney, Banks, Kenny & Schwartz

Change Request: M3-3 Heavy Industry District to C1-3 Neighborhood Commercial District

Purpose: The applicant proposes to rezone the property of an existing sports and recreation, facility and two off site parking lots that will remain. The offsite parking lots contain 120 parking spaces. The reason for rezoning is to allow for a second story outdoor dining area with consumption on premises liquor license on the existing second story deck. After the zoning amendment is approved a special use will be applied for

NO. 18394 (33rd WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4600

Common Address: 3224 North Elston Avenue

Applicant: 3224 N. Elston, LLC

Owner: 3224 N. Elston, LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning amendment in order to permit the location and establishment of a new three-story (with basement), all residential building, with detached garage. The proposed new building will contain a total of six (6) dwelling units. Parking for six (6) vehicles will be provided in a detached garage, at the rear of the property. The proposed building will be masonry in construction and measure 37' - 5" in height.

NO. 18407 (33rd WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4627

Common Address: 2833 North Kedzie

Applicant: Eirpol, LLC

Owner: Santa Gonzalez

Attorney: Daniel G. Lauer

Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District

Purpose: The applicant will demolish the existing building and intends to construct a 3 story, three (3) dwelling unit building, with three (3) parking space. The footprint of the building shall be approximately 20 feet by 76 feet in size. The building shall be 38 feet high, as defined by city code.

NO. 18411 (33rd WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4631

Common Address: 3833 North Whipple Street

Applicant: Jeff T Minor

Owner: Jeff T Minor

Attorney: Michael Ezgur

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

Purpose: Interior remodeling to add an addition residential unit for a total of three residential units and 2 parking spaces

NO. 18403 (34th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4623

Common Address: 645 W. 119th Street

Applicant: Jackie Johnson

Owner: Jackie Johnson

Attorney: Law Offices of Samuel VP Banks

Change Request: B1-1 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: The Applicant is seeking a zoning amendment in order to permit the establishment of a general restaurant that will serve food with onsite incidental consumption of alcohol at the subject property. The property is improved with a two-story brick building containing 2,600 sq. ft. of gross floor area. The existing building is 24' – 1" in height. The proposed addition will be 25'-2" in height. The resulting building will contain no dwelling units and no other uses. Onsite parking for four (4) cars will be provided.

NO. 18419 (36th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4639

Common Address: 2200 N Melvina Ave

Applicant: Jorge and Raquel Carvajal

Owner: Jorge and Raquel Carvajal

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: to build a second story addition to the existing single family house; 2 parking spaces; 2 story Height 28” .

NO. 18405 T1 (40th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4625

Common Address: 2050 West Balmoral Avenue

Applicant: Bastion of Balmoral, LLC

Owner: Bastion of Balmoral, LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to C3-3 Commercial, Manufacturing and Employment District

Purpose: The Applicant is seeking a zoning change in order to locate and establish a brewery (production facility), with tasting room (restaurant), within the existing building. The zoning change is required because the space occupied by the tasting room (restaurant) is in excess of 4,000 square feet. There will be on-site parking for 33 vehicles provided within the existing paved lot, with an entrance and exit accessible off of West Rascher Avenue (at the north side of the building). The brewery facility (35,259 square feet), and tasting room with full-service kitchen (16,266 square feet), will be located within the existing first floor space. There will be offices (6,806 square feet) for brewery staff and employees existing one-and-two-story building (51,455 square feet; 28’-4” height) is proposed or required, except for the erection of a new outdoor terrace (“beer garden”) located off the north elevation of the existing building. There are no dwelling units proposed for the property.

NO. 18410 (42nd WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4630

Common Address: 465-79 N Park Dr.; 315-35 E Illinois Street; 464-78 N New St.

Applicant: 465 N Park Dr. LLC c/o Jupiter Reality Company LLC

Owner: 465 N Park Dr. LLC c/o Jupiter Reality Company LLC

Attorney: Jack George/ Chris Leach

Change Request: Residential Business Planned Development No 368 to Residential Business Planned Development No. 368, as amended

Purpose: to construct 45 story 513 foot tall residential building containing 444 dwelling units and 181 parking spaces

NO. 18402 (43rd WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4622

Common Address: 601-09 W. Diversey Pkwy./ 2726-36 N. Lehmann Ct.

Applicant: L.V.M. Corporation

Owner: L.V.M. Corporation

Attorney: Rolando Acosta

Change Request: B1-2 Neighborhood Shopping District to B3-5 Community Shopping District then to a Planned Development

Purpose: 9 story plus penthouse building containing a 150 key hotel and approximately 7,700 sq. ft. of retail and restaurant (with the incidental service of liquor and outdoor seating) space, 83 parking spaces and one loading berth

NO. 18393 (47th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4599

Common Address: 4619-23 N Western Avenue

Applicant: Spyners Pub Inc.

Owner: Spyners Pub Inc.

Attorney: Thomas S. Moore

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

Purpose: Expand existing tavern into the two vacant store fronts immediately South. The 4 residential dwelling units above and the seven parking spaces in the rear will remain as existing. The height 4623 N Western will remain at 29' – 9" as existing and the height of 4621 and 4619 N Western will remain at 27' – 5" as existing.

NO. 18409 (47th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4629

Common Address: 3355-61 N. Lincoln Avenue

Applicant: STRS L3 ACQ3, LLC

Owner: STRS L3 ACQ3, LLC

Attorney: Meg George, Neal and Leroy, LLC

Change Request: B1-2 Neighborhood Shopping District to B3-2 Community Shopping District

Purpose: The applicant proposes to rezone the property in order to allow a proposed restaurant with liquor sales.

NO. 18417 (47th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4637

Common Address: 3622 North Leavitt Street

Applicant: Lisa Mullaney and Martin Kelly

Owner: Lisa Mullaney and Martin Kelly

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: to deconvert the existing two flat into a single family house and build a 3rd story addition to the existing building; 2 parking spaces; 3 story, height 34'11 ½ "