

**Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
March 12, 2015**

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CITY CLERK *ed*

NO. A-8065 (19th WARD) ORDINANCE REFERRED (11-19-14)
DOCUMENT # O2014-9427

Common Address: 1730 W. 93rd St.
Applicant: Alderman Matthew O'Shea
Change Request: RS1 Residential Single Unit (Detached House) District to POS-1 Parks and Open Spaces District

NO.18210 (1st WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #O2014-8796

Common Address: 1422-26 N Milwaukee Ave
Applicant: Milwaukee 1422, LLC (See Application for list of LLC Members)
Owner: Milwaukee Avenue Building Corporation
Attorney: Michael Ezgur
Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District
Purpose: The property will undergo an interior remodeling, to include approximately 5,203 square feet of first floor commercial space, a conversion to a total of twenty residential dwelling units, no parking spaces and no loading berth

NO.18249-T1 (1st WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #O2014-9719

Common Address: 2240 North Milwaukee Ave
Applicant: Dearborn Developers LLC (Todd Braun)
Owner: 2240 North Milwaukee LLC
Attorney: Law Office of Samuel VP Banks
Change Request: C1-1 Neighborhood Commercial District to C1-5 Neighborhood Commercial District
Purpose: The Applicant is seeking a zoning change in order to permit the location and establishment of a new six-story mixed-use building (57,538 sq. ft.) at the subject property. The proposed new building will contain commercial/retail space (12,282 sq. ft. approx.) at grade level (1st' floor), with forty (40) residential dwelling units above (2nd through 5th floors) and a shared indoor/outdoor common area on the 6th floor. There will be thirty-one (31) interior parking spaces located below-grade (basement). The proposed new building will be masonry in construction, with metal and glass accents, and will measure 73'-4" (max.) in height

NO.18264 (1st WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-47

Common Address: 2901 West Belden Ave
Applicant: Monticellohouse LLC (Jeffrey Aeder)
Owner: Monticellohouse LLC (Jeffrey Aeder)
Attorney: William JP Banks of Schain, Banks, Kenny & Schwartz
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The Applicant proposes to construct a 2.5-story building providing 3 residential units with 3 parking spaces

NO.18269-T1 (1st WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-53

Common Address: 2325 W Huron St.

Applicant: 2325 West Huron Condominium Association (See Application for list of LLC Members)

Owner: 2325 West Huron Condominium Association (See Application for list of LLC Members)

Attorney: Law Office of Samuel VP Banks

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

Purpose: The existing four-story mixed-use building is non-conforming. The Applicant is seeking a zoning amendment in order to permit three dwelling units within the existing building. The Applicant intends on undertaking an exterior and interior rehabilitation of the existing building, which will include the conversion of the existing live-work space into a single dwelling unit (at grade level), as well as the reconstruction of the roof access addition. There are, and will remain, two-dwelling units above (one dwelling unit on each the second and third floors), as well as two onsite (garage) parking spaces located at the rear of the subject lot.

NO.18273 (2nd WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-57

PASS AS REVISED

Common Address: 111 West Chestnut Street; 119 West Chestnut Street and 121 West Chestnut Street

Applicant: Chestnut Row Homes LLC (See Application for list of LLC Members)

Owner: (See Application for list of owners)

Attorney: Andrew Scott

Change Request: Residential Business Planned Development No. 313, as amended to Residential Business Planned Development No. 313, as amended

Purpose: The applicant proposes to develop the vacant lot within the planned development with up to 10 dwelling units and at least 12 off-street parking spaces. Up to six of those parking spaces will be non-accessory. The height of the new buildings will be approximately 44 feet tall to the top of cornice

NO.18256-T1 (13th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-39

Common Address: 6501-6549 South Cicero Ave

Applicant: Parth 13, Inc. (Amit, Balkrishna and Hiral Patel)

Owner: Chicago Title and Land Trust Company known as No. 95-4088

Attorney: John O'Connell

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

Purpose: Being Proposed Is A 3-Story (About 33k Sqft Bldg) , 69 Room Franchise Hotel With 25 Parking Stalls On Portion Of The Site (28,800 Site Sqft) Remaining Portion Will Be For Future Use.

NO.18272 (14th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-56

PASS AS REVISED

Common Address: 4815 S Karlov

Applicant: Public Building Commission

Owner: Public Building Commission

Attorney: Meg George

Change Request: RS3 Residential Single-Unit (Detached House) District to Institutional Planned Development

Purpose: The proposed 3-story addition will be linked to the existing elementary school.

NO.18259 (17th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-42

Common Address: 2209-2219 W 69th Street and 6901-6937 S Bell Ave

Applicant: Chicago Title Land Trust No. 1108738 (Lee Garcia)

Owner: Chicago Title Land Trust No. 1108738 (Lee Garcia)

Attorney: Law Office of Samuel VP Banks

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

Purpose: The applicant seeks a zoning change to establish a Class IV-A Recycling Facility. No dwelling units are proposed. There is approximately 9,050 square feet of commercial space and approximately 30 onsite parking spaces that will remain. No new buildings are proposed, and the height of the existing building will remain as is.

NO.18267 (20th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-51

Common Address: 5029 South Racine Ave

Applicant: Anna Makowski

Owner: Anna Makowski

Attorney: N/A

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

Purpose: Mixed family residential property with 3 units. 3 parking spaces on the back side of the property

NO.18260-T1 (26th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-43

Common Address: 1253 North California

Applicant: 3FLTH III LLC (Alen Lev, David Ruttenberg, Andrew Friestedt, Michael Obloy)

Owner: 3FLTH III LLC (Alen Lev, David Ruttenberg, Andrew Friestedt, Michael Obloy)

Attorney: Thomas Moore

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

Purpose: Applicant proposes to re-zone property to bring into compliance of the bulk regulation of the zoning code for a four residential dwelling unit building.

NO.18254-T1 (27th WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #O2014-9731

PASS AS TYPE 1 PLANS AMENDED

Common Address: 851-855 West Grand Ave

Applicant: The Kachadurian Group LLC

Owner: The Meehan LLC

Attorney: Graham Grady

Change Request: M2-2 Light Industry District to B2-3 Neighborhood Mixed-Use District

Purpose: The existing building located at 851-55 W. Grand Ave, will be demolished and a new building will be constructed containing 36 dwelling units with 18 outdoor off-street parking spaces and one loading berth. The building will be 65 feet in height.

NO.18255-T1 (27TH WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #O2014-9732

PASS AS TYPE 1 PLANS AMENDED

Common Address: 440-46 North Green Street
Applicant: The Kachadurian Group LLC
Owner: The Meehan LLC
Attorney: Graham Grady
Change Request: M2-2 Light Industry District to B2-3 Neighborhood Mixed-Use District
Purpose: The proposed use is a new building containing 8 dwelling units with 8 indoor and 4 outdoor off-street parking spaces. The building will be 60 feet in height.

NO.18277-T1 (27TH WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-61

PASS AS TYPE 1 PLANS AMENDED

Common Address: 670-680 North Milwaukee Ave
Applicant: The Domain Group LLC (Rory Arthurs)
Owner: The Domain Group LLC (Rory Arthurs)
Attorney: Law Office of Mark Kupiec & Associates
Change Request: M1-3 Limited Manufacturing/Business Park District to B2-5 Neighborhood Shopping District
Purpose: To demolish the existing building and to build a new 5 story, mixed use building with commercial/retail space approximately 2,141 SF and a parking garage on the ground floor and 20 dwelling units on the upper floors: 38 parking spaces: 5-story / height - 60'

NO.18278-T1 (27TH WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-62

PASS AS TYPE 1 PLANS AMENDED

Common Address: 640-650 North Morgan Street
Applicant: The Domain Group LLC (Rory Arthurs)
Owner: The Domain Group LLC (Rory Arthurs)
Attorney: Law Office of Mark Kupiec & Associates
Change Request: M1-3 Limited Manufacturing/Business Park District to B2-5 Neighborhood Shopping District
Purpose: To build a new 6 story, 25 dwelling unit residential building: 26 parking spaces: no commercial space: 6-story, height: 64'-0

NO.18095(28TH WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4966

Common Address: 1501-21 S.Laffin St./1401- 59 W. 15th St./1500 – 22 S. Loomis St.
Applicant: Maduro Holdings, LLC (See application for list of LLC members)
Owner: Maduro Holdings, LLC (See application for list of LLC members)
Attorney: Rolando Acosta
Change Request: Residential Planned Development 1078 to B2-3 Neighborhood Mixed-Use District
Purpose: Reuse of existing building and vacant property for such uses as allowed in accordance with the B2-3 regulations.

NO.18244-T1 (28TH WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9714

PASS AS TYPE 1 PLANS AMENDED

Common Address: 228-38 South Racine Ave/ 1200-08 W Jackson Boulevard

Applicant: 228 Racine LLC (Alex Zdanov)

Owner: Jackson Racine 228, LLC

Attorney: Michael Ezgur

Change Request: M1-3 Limited Manufacturing/Business Park District to B3-5 Community Shopping District

Purpose: The property will be developed with a six story building (61.4 feet tall) containing approximately 2,640 square feet of First floor commercial space, a total of twenty residential dwelling units on the upper floors, twenty parking spaces. 14 bicycle parking spaces and one loading berth

NO.18240-T1 (32ND WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9710

PASS AS TYPE 1 PLANS AMENDED

Common Address: 2335-2337 West Montana Street

Applicant: Indeco Holdings

Owner: Brent and Deborah Brown

Attorney: Daniel Lauer

Change Request: M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: This zoning change is intended to divide a 48 feet by 100 feet zoning lot into two 24 feet by 100 feet Lots. The Applicant will construct two (2) single-family homes each with a separate two-car garage The footprint of each new home will be 19 feet by 57 feet The height of each home will be 27 feet 2 inches, as defined by City Code

NO.18270-T1 (33RD WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-54

Common Address: 3325-3351 N Elston

Applicant: Ignite Network Inc. (Falvius Maximus)

Owner: 3333 Elston Building LLC and FRA Elston Venture LLC

Attorney: Law Office of Samuel VP Banks

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

Purpose: The applicant seeks a zoning change to permit the establishment of a 4,000 square foot tavern with a medium venue public place of amusement license to allow for an accessory amusement arcade use'. There are no changes proposed to the building bulk or density and all renovations will be contained within the existing structure. There are no dwellings units proposed and there is approximately 76,582 square feet of commercial space. On-site parking is provided for 15 vehicles. There are no changes proposed to the height of the existing building.

NO.18262-T1 (45th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-45

Common Address: 4240 W Irving Park Road

Applicant: Michelle Foik and Katy Pizza

Owner: Korean Bethal Presbyterian Church

Attorney: Gordon & Pikarski

Change Request: B3-1 Community Shopping District to C1-5 Neighborhood Commercial District

Purpose: The existing church building will be converted into a brewery, restaurant, and bar. No residential component is proposed. 17 parking spaces will be provided including one accessible space. The building area will be approximately 19,205 square feet. No increase in building height is proposed

NO.18280 (46th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-64

Common Address: 1217-1219 W Gunnison St.

Applicant: Gunnison Firehouse LLC (See Application for list of LLC Members)

Owner: Gunnison Firehouse LLC (See Application for list of LLC Members)

Attorney: Warren Silver

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

Purpose: The building, a two story, 3,988 square foot structure, will be remodeled to construct four dwelling units. A small, one-story building at the rear of the principal building will be razed. Four parking spaces will be added at the rear of the subject property.

LARGE SIGNS OVER 100 FEET IN DIAMETER, 24 FEET ABOVE GRADE

Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Permit Issued To</u>
Or2015-42 1		2047 N Milwaukee Ave	Signco. Inc.
Or2015-92 1		1360 N Ashland Ave	Olympic Signs
Or2015-41 2		1225 S Wabash Ave	Volkan Signs & Lighting
Or2015-40 2		1225 S Wabash Ave	Volkan Signs & Lighting
Or2015-39 2		1225 S Wabash Ave	Volkan Signs & Lighting
Or2015-38 2		1225 S Wabash Ave	Volkan Signs & Lighting
Or2015-37 2		707 W Harrison St	Volkan Signs & Lighting
Or2015-36 2		707 W Harrison St	Volkan Signs & Lighting
Or2015-14 14		5701 S Kedzie Ave	Olympic Signs Inc.
Or2015-13 21		9341 S Ashland Ave	All American Sign Company
Or2015-20 35		3390 N Avondale	O'Signs Inc.
Or2015-22 42		108 N State	Landmark Sign Co.
Or2015-23 42		108 N State	Landmark Sign Co.
Or2015-24 42		108 N State	Landmark Sign Co.
Or2015-25 42		108 N State	Landmark Sign Co.
Or2015-26 42		108 N State	Landmark Sign Co.
Or2015-35 42		555 W Adams St.	ER2 Image Group
Or2015-34 42		28 N Franklin St.	Doyle Signs Inc.
Or2015-30 42		630 N Rush	All Right Sign Inc.
Or2015-31 42		630 N Rush	All Right Sign Inc.
Or2015-32 42		630 N Rush	All Right Sign Inc.
Or2015-29 42		630 N Rush	All Right Sign Inc.
Or2015-28 42		630 N Rush	All Right Sign Inc.
Or2015-27 42		630 N Rush	All Right Sign Inc.
Or2015-88 42		259 E Erie St.	White Way Sign
Or2015-33 42		29 E Ohio St	Thomas Melvin Painting Studio
Or2015-19 48		6009 N Broadway	Doyle Signs Inc.
Or2015-18 48		6009 N Broadway	Doyle Signs Inc.
Or2015-17 48		6009 N Broadway	Doyle Signs Inc.
Or2015-15 48		5210 N Broadway	South Water Signs

Substituted Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Permit Issued To</u>
Or2015-21 47		3600 N Tallman Ave	South Water Signs

LANDMARK DESIGNATION

DOC# O2015-48 (24th WARD) ORDINANCE REFERRED (1/21/15)

Historical landmark designation for Sears, Roebuck and Co. District primarily the 800-900 blocks of South Homan Ave, the 3300 to 3400 blocks of W Arthington Street; and the 800 to 900 block of South Spaulding Ave