

SUMMARY OF A MEETING
COMMITTEE ON ZONING LANDMARKS & BUILDING STANDARDS
MEETING OF 12/12/16
TO BE REPORTED OUT 12/14/16

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OFFICE OF THE
CITY CLERK
PASS AS SUBSTITUTED

NO. A-8243 (2nd WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT # O2016-5617

Common Address: 154 W Superior Street
Applicant: Alderman Brian Hopkins
Change Request: DX-7 Downtown Mixed Use District to DX-3 Downtown Mixed Use District

NO. A-8250 (2nd WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT # O2016-6592

PASS AS SUBSTITUTED

Common Address: 1019 N Wolcott
Applicant: Alderman Brian Hopkins
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-1.5 Neighborhood Mixed-Use District

NO. A-8263 (28th WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT # O2016-8048

Common Address: 3947-49 W Jackson Blvd
Applicant: Alderman Jason Ervin
Change Request: RM-5 Multi Unit District and B3-2 Community Shopping District to B3-2 Community Shopping District

NO. A-8261 (3rd WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT # O2016-8045

PASS AS SUBSTITUTED

Common Address: West 27th Street and South Federal Street
Applicant: Alderman Pat Dowell
Change Request: POS-1 Parks and Open Spaces District and RM-5 Multi Unit District to POS-1 Parks and Open Spaces District

NO. 19022-T1 (49th WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT #O2016-7935

Common Address: 7070-7078 N Clark St; 1757-1775 W Estes Ave; 7071-7079 N Ravenswood
Applicant: Ross Financial Services, Inc
Owner: West Loop 1300 LLC
Attorney: Steve Friedland, Applegate & Thorne-Thomsen
Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: The property will be developed with a mixed use 54 dwelling unit building with 20 parking spaces. The building will include 3,342 square feet of commercial space. The building height will be 47 feet. The requested map amendment is a Type I rezoning under the Chicago Zoning Ordinance. The development will request an exemption from limits on efficiency units per 17-3-0410-8(2) and a parking reduction per 17-10-0102-B.

NO. 19030-T1 (46th WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #O2016-8348

Common Address: 4420-4430 N Sheridan Road

Applicant: Carl Clybourn, LLC

Owner: Carl Clybourn, LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-3 Community Shopping District to B3-3 Community Shopping District

Purpose: The Applicant is proposing to develop the subject property with a new four-story mixed use building containing 7,080 square feet of retail space at grade, and thirty-three (33) residential units above. The proposed building will be masonry construction. The proposed building will be 45 feet in height. Pursuant to the Transit Oriented Development Ordinance, no onsite parking will be provided. Due to its close proximity to the CTA Station, the Applicant is seeking an increase in the allowable FAR - from 3.0 to 3.47. pursuant to the Transit Oriented Development Ordinance, by providing 100% (3 dwelling units) of the required ARO units - on site

NO. 19013-T1 (43rd WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT #O2016-7926

AMENDED TO TYPE 1

Common Address: 439-47 West Arlington Place

Applicant: 441-447 W Arlington LLC

Owner: Eugene J. Chesrow Trust dated January 11, 2013

Attorney: Rolando Acosta

Change Request: RM-5 Multi Unit District and B1-2 Neighborhood Shopping District to RM-5 Multi Unit District

Purpose: the existing single family home will be retained. The vacant portion of the site will be developed with a four story building, 47 feet in height, containing eight residential dwelling units, fourteen parking spaces, and no loading berth

NO. 19035 (43rd WARD) ORDINANCE REFERRED (11-16-16)
DOCUMENT #O2016-8409

Common Address: 2238 North Halsted Street

Applicant: Mark Garcia

Owner: Mark Garcia

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To build a third story addition and a rear two story addition to the existing residential building to be deconverted from 2 DU to a single family house; two parking spaces 3 story; height 37'10"

NO. 19006 (43rd WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7340

Common Address: 613-629 W Diversey Parkway; 2739-2747 N Clark St

Applicant: Acadia Clark-Diversey LLC

Owner: Acadia Clark-Diversey LLC

Attorney: Mara Georges and Amy Degnan, Daley and Georges

Change Request: B1-2 Neighborhood Shopping District to C2-2 Motor Vehicle related Commercial District

Purpose: An approx. 30,000 sq.ft. building for retail uses. Approx 36' height building. No dwelling units. No parking spaces

NO. 18966 (33rd WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6364

PASS AS REVISED AND AS SUBSTITUTED

Common Address: 3401 N California Ave
Applicant: Williams Electronic Games Inc.
Owner: Williams Electronic Games Inc.
Attorney: Gary Wigoda
Change Request: Industrial Planned Development No. 1151, M1-1 Limited Manufacturing/ Business Park District and M2-2 Light Industry District to Industrial Planned Development No. 1151, as amended
Purpose: The property will be solely used for high tech industrial in existing building and accessory property

NO. 19017 (30th WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT #O2016-7930

Common Address: 4315-17 W School Street
Applicant: John Karnuth
Owner: John Karnuth
Attorney:
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: New residential single family home; 2 parking spaces. Height 38 feet

NO. 19023 (30th WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #O2016-8341

Common Address: 3570 N Avondale
Applicant: 2034 Superior LLC
Owner: 2034 Superior LLC
Attorney: Law Office of Samuel VP Banks
Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District
Purpose: The Applicant is proposing to permit and establish nine (9) dwelling units within the existing building located at the subject property. There are no proposed additions to or expansions of the existing building. The building will remain two-stories in height. Onsite parking for fourteen (14) cars will be located at the rear of the subject lot

NO. 18965-T1 (27th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6362

PASS AS REVISED

Common Address: 327 N Aberdeen Street
Applicant: 327 North Aberdeen Owner LLC
Owner: 327 North Aberdeen Owner LLC
Attorney: Bridget M O'Keefe, Daspin & Aumnet
Change Request: M2-3 Light Industry District to DS-3 Downtown Service District
Purpose: There will be no expansion of the existing building in terms of density, building area or height. No parking or loading are required due to the fact building is more than 50 years old, but two existing loading docks will continue to be utilized

NO. 19011 (25th WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT #O2016-7924

Common Address: 1629 W 18th St
Applicant: Aaron Del Valle
Owner: Aaron Del Valle
Attorney: Amy Kurson
Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District
Purpose: 5 dwelling units, 1 commercial unit (1,350 sq.ft.) 3 parking spaces, top of roof 43' top of parapet 45' top of penthouse 51' – 6"

NO. 19012-T1 (25th WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT #O2016-7925

Common Address: 1840 W 17th Street
Applicant: My Kind of Town Properties LLC 1840 W 17th Street Series
Owner: My Kind of Town Properties LLC 1840 W 17th Street Series
Attorney: Rolando Acosta
Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: Remodeling of the existing building to add a fourth floor addition and fourth residential dwelling unit

NO. 19033 (25th WARD) ORDINANCE REFERRED (11-16-16)
DOCUMENT #O2016-8407

Common Address: 2008-10 West 21st Street
Applicant: James and Margaret Mason
Owner: James and Margaret Mason
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District
Purpose: To demolish the existing building and build a new 3 story 6 dwelling unit residential building; 6 parking spaces; no commercial space; 3 story, height 47 feet

NO. 19026 (14th WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #O2016-8344

Common Address: 4826 S Pulaski Road
Applicant: Pulaski Road Properties, LLC
Owner: Pulaski Road Properties, LLC
Attorney: Law Office of Samuel VP Banks
Change Request: B3-1 Community Shopping District to C2-1 Motor Vehicle Related Commercial District
Purpose: The Applicant is proposing to improve the subject lot with a surface parking lot. The parking lot will contain at least twelve (12) onsite parking spaces. Access to the parking lot will be provided via the public alley located immediately behind the subject property. The proposed parking lot will be used for the storage of for-sale automobile inventory for an auto-sales lot

NO. 19024 (2nd WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #O2016-8342

Common Address: 1646 -48 N Wolcott Ave

Applicant: Michael Kane

Owner: Michael Kane

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 change in order to permit the construction of a new two-and-one-half-story (2¹/₂-story) single-family residence, with an attached two-car garage, at the subject site. The new residence will be masonry in construction and will measure 38 feet-0 inches in height

NO. 19031-T1 (2nd WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #O2016-8349

Common Address: 1938-1942 W North Ave

Applicant: 1938 W North Ave LLC

Owner: 1938 W North Ave LLC

Attorney: Law Office of Samuel VP Banks

Change Request: C1-2 Neighborhood Commercial District to B3-3 Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the renovation of the existing three-story mixed-use building and the construction of a new five-story addition, along the west side of the existing building. The existing three-story building will continue to contain one commercial/retail unit - at grade level, and four (4) dwelling units - above (2nd and 3rd floors). The proposed new five-story addition would contain one commercial/ retail unit - at grade level, and eleven (11) dwelling units - above (2nd thru 5th floors). Due to its close proximity to the CTA Station, and pursuant to the Transit Oriented Development Ordinance (TOD), there will be no vehicular parking located, on-site. The existing building and new addition are and will be masonry in construction. The proposed five-story addition will measure (approx.) 55 feet-1 ½ inches in height. Due to its close proximity to the CTA Station, the Applicant is seeking an increase in the allowable FAR - from 3.0 to 4.0. pursuant to the Transit Oriented Development Ordinance, by providing 100% (1 dwelling unit) of the required ARO units - on site.

NO. 18979 (1st WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7302

Common Address: 1741 W Ellen St

Applicant: Faizullah and Saba Khan

Owner: Faizullah and Saba Khan

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 Applicants are seeking a zoning change in order to permit the erection of a one-story vertical addition (penthouse) above the 2nd Floor, of the existing two-story single-family residence. Other than the proposed one-story addition, the existing building and the detached two-car garage, will remain unchanged. The proposed one-story vertical addition will be masonry in construction, to match the existing building.

NO. 19029-T1 (1st WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #O2016-8347

Common Address: 1510-12 N Western Ave
 Applicant: Raftery Construction Company
 Owner: Siegfried Noble
 Attorney: Thomas Moore
 Change Request: C1-2 Neighborhood Commercial District and C2-1 Motor Vehicle Related Commercial District to B2-3 Neighborhood Mixed-Use District
 Purpose: To construct a 4 ½ story 8 dwelling unit residential building with 2 duplex units on the 1st floor and 6 dwelling units on floors 2 through 4, with 4 indoor and 4 outdoor parking spaces. The building height to be 55'

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

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
O2016-8431	1	1574 N Milwaukee Ave	Project Outdoor LLC
O2016-8333	1	2016 N Western Ave	View Chicago LLC
O2016-8334	1	801 N Ashland Ave	View Chicago LLC
O2016-7503	1	1003 N Ashland Ave	View Chicago LLC
O2016-8335	1	1800 W Chicago Ave	View Chicago LLC
O2016-7475	2	1164 N Dearborn St	View Chicago LLC
O2016-7491	2	1711 N Clybourn Ave	View Chicago LLC
Or2016-633	21	9304 S Ashland Ave	Awning Express
TBD	25	1901 W 29 th Street	Neon Prism Electric Sign Co
O2016-7441	32	2959 N Lincoln Ave	Right Way Signs
TBD	40	5981 N Ridge Ave	Lamar Advertising Company
OR2016-578	47	3426 N Lincoln Ave	Lamar Advertising Company

DEMOLITION

NO. OR2016-649 (1st WARD) ORDINANCE REFERRED (11-16-16)

Demolition of Historical Landmark Building at 1446 N Milwaukee Ave

LANDMARK DESIGNATION

O2016-8402 (46TH WARD) ORDINANCE REFERRED (11-16-16)

Historical landmark designation for "The District" located at 4518-4866 N Broadway, 4601-4829 N Broadway, 1200-1214 W Gunnison St, 1201-1215 W Gunnison St, 4756-4810 N Kenmore Ave, 4751-4811 N Kenmore Ave and various additional addresses