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CITY CLERK

Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
Meeting of July 28, 2014
To be reported out July 30, 2014

NO. 18014 (3rd WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT # O2014-5036

PASS AS AMENDED

Common Address: 4655 S Dearborn; 4600-68 S State St; 2-22 East 47th Street; and 4633-69 South Dearborn St
Applicant: Alderman Pat Dowell
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-1 Neighborhood Shopping District

NO.18083-T1 (1st WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4954

Common Address: 2724-26 West Armitage Avenue
Applicant: Chicago Title Land Trust Co.ATUT # 8002358892 (Lynda Costello)
Owner: Please see application for list of owners
Attorney: Law Offices of Mark J.Kupiec & Assoc.
Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: Demolish the existing and build one new six dwelling unit building; 6 parking spaces; height : 43'-8"

NO.18085-T1 (1st WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4956

Common Address: 1337-39 West Ancona Street, Chicago
Applicant: WEST ANCONA,INC (Ihor Shvetsov)
Owner: WEST ANCONA,INC (Ihor Shvetsov)
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 build 2 new two-story, single family houses; 2 parking spaces; no commercial; height 27'-2"

NO.18091-T1(1st WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4962

Common Address: 529 North Hartland Court
Applicant: 527 Hartland, LLC (Robert Orlando)
Owner: 527 Hartland, LLC (Robert Orlando)
Attorney: Michael Pildes of Wolin & Rosen, Ltd
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District
Purpose: Proposed use is a single family home with attached 2-car garage per drawings. The four story home is 3327 SF and a height of 41'-1" with a fifth level rooftop stairway enclosure. Front setback, 5'-10"; rear setback, 22'-3"; North and South side setbacks are 2'0" each

NO.18097-T1 (1st WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4968

Common Address: 1659 West Grand Avenue

Applicant: William Gold

Owner: William Gold

Attorney: Gordon & Pikarski

Change Request: C2-1 Motor Vehicle Related Commercial District and C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The subject site will be improved with a four story (61 feet) high residential building containing 15 residential dwelling units a ground floor commercial space and 23 parking spaces.

NO. 17982-T1 (2nd WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2319

Common Address: 2300 N Clybourn

Applicant: Devon Bank- Trustee; Arie Zweig

Owner: Devon Bank- Trustee; Arie Zweig

Attorney: Law Offices of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-3 Neighborhood Commercial District

Purpose: The existing one-story building/strip center (8,580 sq. ft.) shall remain and be expanded with the construction of a new two-story addition (6,840 sq. ft.). The newly expanded building/strip center will contain a total of 15,420 square feet of commercial, office and/or retail space and measure 24'-8" in height. The newly improved property will also provide on-site parking for 17 vehicles

NO. 18022 (2nd WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3302

Common Address: 1659 North Halsted St

Applicant: Glascotts at 1659 N Halsted (James Glascott)

Owner: Glascotts at 1659 N Halsted (James Glascott)

Attorney: Law Offices of Samuel VP Banks

Change Request: B1-2 Neighborhood Shopping District to RM4.5 Residential Multi-Unit District

Purpose: The applicant seeks a zoning change to allow residential use in the basement of the existing building to create a garden apartment. The building will contain a total of 4 dwelling units. The existing building will remain unchanged on the exterior and construction will be limited to the conversion of the basement unit. The building's square footage will remain at 4,545 square feet, and the building height will remain at 37 feet. The rear of the property has a concrete pad with three parking spaces that will remain.

NO.18051-T1(2nd WARD) ORDINANCE REFERRED (5-28-14)
DOCUMENT #O2014-4182

Common Address: 1643-45 N. Milwaukee Avenue

Applicant: LG Development Group, LLC (Marc Lifshin, Brian Goldberg, Barry Howard)

Owner: Stammich Family Limited Partnership and EKG Investments, LLC

Attorney: Rolando Acosta

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-5 Community Shopping District

Purpose: The subject property contains an approximately 16132 sq.ft. existing four story retail and office building. The Applicant proposes to construct approximately an additional 5494 square feet of office on the third, fourth and new fifth floor added onto the existing building for a total of 21626 sq.ft. of Floor Area to be used for first floor retail and second through fifth floor general office use. No parking spaces will be located on the property and no loading berth will be provided

NO.18075 (10th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4946

Common Address: 8850 South Mackinaw Avenue

Applicant: Kendra Jenkins

Owner: Kendra Jenkins

Attorney: Law Offices of Samuel VP Banks

Change request: RS2 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District

Purpose: The Applicant is seeking a zoning change to permit the establishment of a restaurant at the site. The property is currently improved with one-story brick building. The building will be renovated to accommodate the proposed restaurant. The resulting building will contain no dwelling units. The building will contain 1336 square feet of commercial space for the restaurant and will be 13 feet in height. Two on-site parking spaces are proposed at the rear of the lot.

NO.18074 (11th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4945

Common Address: 2929 S.Shields Ave.

Applicant: Scott Eifert

Owner: Scott Eifert

Attorney: N/A

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

Purpose: Currently exceeds the maximum allowed floor area ratio; seeking to add 3rd floor addition. 2 dwelling units will remain. Owner occupied unit will expand to 3 bed/3 bath and add closets to current bedrooms. Parking remains unchanged. Height of building unchanged(31.34 ft)

NO.18086-T1 (11th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4957

Common Address: 2525 S Hillock Avenue
Applicant: Thomas Doyle
Owner: Thomas Doyle
Attorney: Paul Kolpak
Change Request: M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District
Purpose: To construct a 2-story masonry 26'6" tall single family residence with basement and a 2 car garage.

NO.18087-T1(11th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4958

Common Address: 2517-2521 S Hillock Avenue
Applicant: Kasper Development LLC 2521
Owner: Kasper Development LLC 2521
Attorney: Paul Kolpak
Change Request: M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District
Purpose: To construct two, 2 – story masonry single family residences, 26'6" in height, with basement and a 2 car garage for each.

NO.18088-T1(11th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4959

Common Address: 3134-3136 S Throop Street
Applicant: Thomas Doyle
Owner: So Yin Ng
Attorney: Paul Kolpak
Change Request: M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District
Purpose: To construct two, 2-story single family residences with basements, a total height being 26.1' and a 2 car garage for each 24' x 124' lot.

NO.18089-T1 (11th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4960

Common Address: 2543-2545 S Hillock Avenue
Applicant: Thomas Doyle
Owner: (2543 S Hillock Avenue) Bruce Haugh, Lawrence A. Haugh, Michael A. Haugh, and Herbert Wilson
Attorney: Paul Kolpak
Change Request: M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District
Purpose: To construct two, 2 – story single family residences, 26'3" tall, with basement and a 2 car garage for each.

NO.18090-T1 (11th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4961

Common Address: 301-25 W 31st Street

Applicant: Union Property Chicago LLC (Huan Yi Fang)

Owner: Union Property Chicago LLC (Huan Yi Fang)

Attorney: Thomas S. Moore

Change Request: C1-3 Neighborhood Commercial District to C1-3 Neighborhood Commercial District Type1, as Amended

Purpose: On 02/05/14 owner/applicant rezoned the property from M1-3 to C1-3 to allow a day care business to share the ground floor with an auto repair business. The ground floor was not large enough to house both businesses so the applicant now seeks to construct a second floor to a portion of the building for the day care center. The building height will be 22 feet. There will be 14 indoor parking spaces. There are an additional 6 parking spaces for the existing auto repair business. The square footage of the second floor will be 12500 for a total of 42425 square feet.

NO.18072 (12th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4943

Common Address: 1751-1759 W. 35th Street, Chicago, IL 60609

Applicant: 1751 W.35th Street, LLC

Owner: 1751 W.35th Street, LLC

Attorney: Jared M. Lavelle

Change Request: RS-3 Residential Single Unit District to B2-1 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning amendment in order to locate an apartment broker's office space within the retail tenant space at 1751 W. 35th Street, and a retail tenant within the retail tenant space at 1759 W.35th Street. There are no proposed changes to the interior of the subject tenant spaces at 1751 and 1759 W.35th Street, and there are no proposed changes to or expansions of the existing one and two story buildings at 1751-1759 W.35th Street. The seven (7) parking spaces located on the subject zoning lot will remain and serve the retail uses. The existing four(4) residential units will remain with no changes.

NO.18099(12th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4975

Common Address: 200S S.Washtenaw Ave./ 2657-59 W.Cullerton St

Applicant: Houlihan Development, LLC (Josph and Michael Houlihan)

Owner: Houlihan Development, LLC (Josph and Michael Houlihan)

Attorney: Homero Tristan

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-2 Community Shopping District

Purpose: Three story building with five residential units and ground floor retail use and one story building to be used for retail. Total combined retail use will have approximately 1500 sq.ft. No parking or loading will be provided.

NO.18084-T1 (25th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4955

Common Address: 1913 West 17th Street

Applicant: 1913 W 17TH LLC (Frank Richardson)

Owner: 1913 W 17TH LLC (Frank Richardson)

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

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

Purpose: To allow the conversion from the commercial space to a DU at the first floor rear and to allow a fourth floor addition to the existing mixed use building (commercial / retail at the first floor front – approximately 600 square feet; 1 DU first floor rear and 4 DU on upper floors); no existing parking; 4 story, height: 42'-8"

NO.18082 (26th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4953

Common Address: 649 North Talman Avenue

Applicant: 649 N Talman Incorporated (Markian Kuzycz)

Owner: 649 N Talman Incorporated (Markian Kuzycz)

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

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

Purpose: To deconvert the existing two-flat to a single family house and to build a new 3-story rear addition to the existing building; 2 parking spaces, no commercial space; 3 story, height 35'

NO.18100-T1 (27th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4976

Common Address: 1150 West Hubbard

Applicant: 1150 West Hubbard LLC (See application for list of LLC members)

Owner: Chicago Title Land Trust, Successor Trustee to Exchange National Bank of Chicago A/T/U Under Trust Agreement Dated 9/4/1956, Known as Trust Number 6856

Attorney: F4 Consulting Ltd.

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

Purpose: 8 dwelling unit building, approximately 50' in height with 12 off- street parking spaces

NO.18101-T1 (27th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4977

Common Address: 1146 West Hubbard

Applicant: Campus Construction Co. (See application for list of LLC members)

Owner: Chicago Title Land Trust, Successor Trustee to Exchange National Bank of Chicago A/T/U Under Trust Agreement Dated 9/4/1956, Known as Trust Number 6856

Attorney: F4 Consulting Ltd.

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

Purpose: 8 dwelling unit building, approximately 50' in height with 9 off-street parking spaces

NO.18078 (31st WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4949

Common Address: 3037-39 North Cicero Avenue

Applicant: SK Chicago Investment, Inc. (Samsuddin Khaja)

Owner: SK Chicago Investment, Inc. (Samsuddin Khaja)

Attorney: Law Offices of Samuel V.P. Banks

Change Request: B1-1 Neighborhood Shopping District to C2-1 Motor- Vehicle Related Commercial District

Purpose: The current use (automobile dealership) of the existing property is non-conforming. The Applicant is seeking a zoning amendment in order to bring the existing automobile dealership (use) at the property into compliance with the Zoning Ordinance. The existing one-story commercial building and paved parking lot will remain – unchanged. There will be no physical alterations or additions to the subject property.

NO.18103 (32nd WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4979

Common Address: 2422 N Greenview Avenue

Applicant: James Kelly

Owner: Howard Ankin

Attorney: Paul Kolpak

Change Request: B3-2 Community Shopping District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To construct a new 2 story 2526 square feet single family residential building with a total height of 30 ft, no commercial space and 2 indoor parking spaces

NO.18092-T1(32nd WARD)ORDINANCE REFERRED(6-25-14)
DOCUMENT #O2014-4963

Common Address: 2309-2323 North Damen Avenue

Applicant: Lister Acquisitions II, LLC (Michael Lerner)

Owner: Lister Acquisitions II, LLC (Michael Lerner)

Attorney: Law Offices of Samuel VP Banks

Change Request: M3-3 Heavy Industry District and B3-3 Community Shopping District to B3-3 Community Shopping District

Purpose: The applicant seeks to rezone the property in order to construct a new 4-story addition to the existing mixed use building. The addition will contain residential and commercial uses that do not comply with the current zoning. The expanded building will contain 4 ground floor retail units with a total of 7330 square feet of commercial space. The 2nd through 4th floors will contain a total of 30 residential units with on-site parking for 30 vehicles. The addition will be the same height as the existing structure at 49 feet 4 inches.

NO.18093-T1(32nd WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4964

Common Address: 2136-2138 North Damen Avenue
Applicant: 2136-38 Damen, LLC (Bart Przyjemski)
Owner: 2136-38 Damen, LLC (Bart Przyjemski)
Attorney: Law Offices of Samuel VP Banks
Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District
Purpose: The applicant is seeking a zoning change to allow for the expansion of the ground floor commercial space that exceeds the allowable floor area ratio. The commercial unit will be expanded from the existing 1320 square feet to 2520 square feet. To accommodate the expansion the applicant will reduce on-site parking from 9 parking spaces to 7. The building currently contains 3 residential units in addition to the ground floor commercial unit. The 3 residential units will remain, and the height of the building will remain at 49'-11'

NO.18096 (42nd WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4967

PASS AS REVISED

Common Address: 200-214 N. Michigan Ave
Applicant: 200 North Michigan Owner LLC (See application for list of LLC members)
Owner: 200 North Michigan Owner LLC (See application for list of LLC members)
Attorney: John J. George, Schuyler, Roche & Crisham PC
Change Request: Residential Business Planned Development 1229 to Residential Business Planned Development 1229, as amended
Purpose: Technical Amendment to remove the upper level set back FAR bonus

NO.18073-T1 (46th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4944

Common Address: 4025-27 N. Broadway
Applicant: 4027 Broadway, LLC (See application for list of LLC members)
Owner: Hyo Eun Nam and Cheon Ja Nam
Attorney: Rolando Acosta
Change Request: B3-2 Community Shopping District to B2-5 Neighborhood Mixed Use District
Purpose: Existing one story commercial building will be demolished and the property will be developed with a six story building (64.5 feet tall) containing 20 residential dwelling units, approximately 650 sq. ft. of commercial space (retail/office), 16 parking spaces and no loading berth.

NO.18080 (48th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4951

Common Address: 1127-1137 W. Granville
Applicant: BAR-ISTA, LLC (Alan Stoll and Chris Bowler)
Owner: 1127 GRANVILLE, LLC
Attorney: Andrew T.Hays
Change Request: B1-3 Neighborhood Shopping District to B3-3 Community Shopping District
Purpose: The property located at 1133W.Granville will house a restaurant that has bar seating and will serve liquor to its guests under a Consumption on Premises-Incidental Activity liquor license

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>
Or2014-337	12	38 th /Rockwell/ Pershing	First American Properties <u>DO NOT PASS</u>

Substituted Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Permit Issued To</u>
SOr2014-336	12	3816 S Rockwell St.	First American Properties <u>PASS AS AMENDED</u>
SOr2014-335	12	3816 S Rockwell St.	First American Properties <u>PASS AS AMENDED</u>
SOr2014-338	12	2602 W Pershing Rd	First American Properties <u>PASS AS AMENDED</u>
SOr2014-340	32	823 N Western Ave	AD Deluxe Sign Co. <u>PASS AS AMENDED</u>

Off-Premise Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
Or2014-293	47	4000 N Lincoln	365 Outdoor <u>DO NOT PASS</u>