

Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
Meeting of June 25, 2015
To be reported out July 29, 2015

RECEIVED
#3
2015 JUL 28 PM 12:41
OFFICE OF THE
CITY CLERK

NO. MA-193 (MAYORAL APPLICATION) ORDINANCE REFERRED (5-20-15)
DOCUMENT # O2015-4193

PASS AS AMENDED

To amend Titles 7, 11, and 17 of the Municipal Code of Chicago, by removing and inserting language in regards to *Urban Farm Accessory Composting Operations*

NO. TAD-534 (33rd WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT # O2015-4207

To amend Section 17-3-0207 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, by removing and inserting language in regards to *sports and recreation participants within certain zoning districts*

NO. A-8127 (3rd WARD) ORDINANCE REFERRED (5-6-15)
DOCUMENT #O2015-3739

Common Address: 4323-43 S. Calumet Ave, 4330-56 S. Calumet Ave.
Applicant: Alderman Pat Dowell
Change Request: RM-5 Residential Multi-Unit District and POS-2 Neighborhood Park, Mini-Park or Playlot District to POS-2 Neighborhood Park, Mini Park or Playlot District

NO. A-8131 (3rd WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4243

Common Address: 3800-60 S. State St. and 3801-59 S. Dearborn Street
Applicant: Alderman Pat Dowell
Change Request: RM5 Residential Multi-Unit District and B3-3 Community Shopping District to RS3 Residential Single-Unit (Detached House) District

NO. A-8119 (20th WARD) ORDINANCE REFERRED (4-15-15)
DOCUMENT #O2015-2680

PASS AS REVISED

Common Address: East 63rd Street; East 64th St/ South Ellis Ave./ South Greenwood Ave./ South University Ave./ South Woodlawn Ave./ South Kimbark Ave./ South Kenwood Ave./ South Ingleside Ave. (Addresses are approximate-reference the enclosed map for exact boundary)
Applicant: Alderman Willie B. Cochran
Change Request: Residential Planned Development Number 723 District; RT4 Residential Two-Flat, Townhouse and Multi-Unit District; RM5 Residential Multi-Unit to Residential Planned Development Number 723 District, as amended

NO. A-8132 (22nd WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4244

Common Address: 2653-59 South Kildare Avenue
Applicant: Alderman Ricardo Munoz
Change Request: RS3 Residential Single-Unit (Detached House) District to C3-3 Commercial, Manufacturing and Employment District

NO. A-8133 (25th WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4245

PASS AS AMENDED

Common Address: 2100-2128 South May Street
Applicant: Alderman Daniel S. Solis
Change Request: C3-2 Commercial, Manufacturing and Employment District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8134 (25th WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4246

PASS AS AMENDED

Common Address: 1628-1758 West Cermak Road and 1747-1759 West Cermak Road

Applicant: Alderman Daniel S. Solis

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B2-3 Neighborhood Mixed-Use District and C1-2 Neighborhood Commercial District and C2-2 Moto Vehicle-Related Commercial District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8129 (40th WARD) ORDINANCE REFERRED (5-6-15)
DOCUMENT #O2015-3741

Common Address: 6014-6154 N. Rockwell St., 6015-6159 N. Talman Ave., 6100-6157 N. Washtenaw Ave., 6014-6159 N. Fairfield Ave., 6101-6159 N. California Ave.

Applicant: Alderman Patrick O'Connor

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

NO.18291 (1st WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #O2015-1355

Common Address: 1539 N Western Ave

Applicant: Martin Newell

Owner: Martin Wallace; James Valancius; Richard Easty and Michael LaPorta

Attorney: Daniel Lauer

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

Purpose: the applicant intends to construct a three (3) unit residential building with a basement and a three (3) car garage the footprint of the building will be 20 feet 8 inches by 76 feet 7 inches in size and the height of the building shall be 38 feet high. As defined by city zoning code.

NO. 18388 (14th WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4181

Common Address: 5148-5158 S. Long Ave.

Applicant: Lukasz Uscinski and Barbara Uscinski

Owner: Lukasz Uscinski and Barbara Uscinski

Attorney: Christopher Koczwarra

Change Request: RS2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

Purpose: To allow the use of the existing family residence on a lot measuring 37 x 125 lot and also to follow the construction of two new single family residences on each lot, with each lot measuring 30 x 125.

NO. 18336 (20th WARD) ORDINANCE REFERRED (4-15-15)
DOCUMENT # O2015-2587

Common Address: 1101-1145 East 63rd Street; 1100-1144 East 64th Street 6300-6336 South University Ave; 6301-6337 South Greenwood Ave

Applicant: The University of Chicago

Owner: City of Chicago

Attorney: Carol Stubblefield

Change Request: Residential Planned Development No. 723, as amended to B3-2 Community Shopping District and then to a Planned Development

Purpose: The property will be rezoned to a planned development to allow for school use in excess of 2 acres

NO.18299-T1 (25TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1363

Common Address: 221 W 22nd Place

Applicant: Lam Sai Ho Tong Association

Owner: Lam Sai Ho Tong Association

Attorney: Gordon & Pikarski

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: The property will be used for one mixed use building. The project will provide 1,449 sq.ft. of commercial space, two dwelling units and three parking spaces. The building height will be 42 feet as defined in the zoning ordinance

NO. 18389 T1 (25th WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4182

Common Address: 1951 W. 22nd Pl

Applicant: Velazquez Properties, LLC

Owner: Velazquez Properties, LLC

Attorney: Rolando R. Acosta

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-2 Neighborhood Mixed-Use District

Purpose: The existing two-story building will remain with the ground floor approximately 1,950 sq. ft. space for a floral design and retail store and the upper floor containing two residential dwelling units, with two parking spaces and no loading berth

NO. 18386 (26th WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4179

Common Address: 2440 W Division

Applicant: Gibbons Construction LLC (See Application for list of LLC Members)

Owner: Gibbons Construction LLC

Attorney: Thomas S. Moore

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

Purpose: To construct a 4 story building with one commercial unit on the first floor and 3 residential dwelling units on the 2nd, 3rd and 4th floors. The height of the building will be 48 ft.

NO. 18332 (27th WARD) ORDINANCE REFERRED (4-15-15)
DOCUMENT # O2015-2583

Common Address: 920 N Franklin St

Applicant: SALF 920 LLC (Fergus Rooney and Gabrielle Martinez)

Owner: SALF 920 LLC (Fergus Rooney and Gabrielle Martinez)

Attorney: Del Gado Law Group

Change Request: C1-3 Neighborhood Commercial District to C1-5 Neighborhood Commercial District

Purpose: Medium Venue for corporate events, meetings, and conferences with capacity up to 600 persons. First three floors will remain as existing office space. There will be zero dwellings and zero parking spaces. Square footage is 36,645 existing commercial space plus 5,300 proposed commercial space equaling 41,945 total square footage of commercial space. The existing four story building, after the zoning change, will have a fifth floor addition which will bring the building height to 70 feet.

NO. 18387 (31st WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4180

Common Address: 2820 N. Cicero Avenue and 4800-4830 W. Diversey Avenue

Applicant: Diversey Cicero Developers LLC (See Application for list of LLC Members)

Owner: Diversey Cicero Developers LLC (See Application for list of LLC Members)

Attorney: Kozonis & Associates Ltd.

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

Purpose: The property is currently a commercial, retail shopping center (strip center) and the use of the property will not change. The current tenant uses are carry-out pizza restaurant, furniture rental store, and grocery store. The applicant seeks a zoning change to clarify the split zoning of the property, and to permit the construction of a 582 SF vestibule entrance, 1,026 SF cooler, and new masonry fence to the existing building at the northwest corner of the Property. The Property contains no dwelling units, 103 parking spaces, approx. 30,000 sf of commercial space, and building height is approx. 30 ft

NO. 18385 (36th WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4178

Common Address: 5800 W. Addison

Applicant: 5800 Addison, LLC (See Application for list of LLC Members)

Owner: 5800 Addison, LLC (See Application for list of LLC Members)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit the establishment of a motor vehicle repair shop at the subject property. The subject property is currently improved with a one-story brick building. The existing building will remain. The interior of the building will be modified and adapted in order to function as a motor vehicle repair shop.

NO. 18357 (42nd WARD) ORDINANCE REFERRED (4-15-15)
DOCUMENT # O2015-2625

PASS AS REVISED

Common Address: 201-223 W Hubbard Street; 412-420 N Wells St.

Applicant: 215 Hubbard LLC (See Application for list of LLC Members)

Owner: Chicago Transit Authority/ Design Studio LLC

Attorney: DLA Piper

Change Request: DX-5 Downtown Mixed-Use District to DX-7 Downtown Mixed Use District, and then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from DX-5 to a unified DX-7 Downtown Mixed-Use District and then to Residential-Business Planned Development to allow for construction of +/- 170' office building and +/- 270' residential building containing an overall FAR of 10.15, up to 193 dwelling units, accessory parking, approximately 9,798 square feet of commercial uses on the ground floor, and accessory and incidental uses.

NO. 18331-T1 (44th WARD) ORDINANCE REFERRED (4-15-15)
DOCUMENT # O2015-2582

PASS AS TYPE 1 PLANS REVISED

Common Address: 647 W Melrose Street

Applicant: Jennifer and Eric Rockhold

Owner: Jennifer and Eric Rockhold

Attorney: Thomas Moore

Change Request: RM4.5 Residential Multi-Unit District to RM-6 Multi Unit District

Purpose: To construct a 4 story with basement 5 residential dwelling unit building with roof deck and two, 3-car detached garages for a total of 6 parking spaces. The building height will be 51 - 7" and no commercial space.

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>
Or2015-342	1	2801 W Fullerton Ave	PGL Signs
Or2015-337	11	3536 S Iron St - 393 sq. ft.	South Water Signs
Or2015-336	11	3536 S Iron St – 452 sq. ft.	South Water Signs
Or2015-338	14	4070 S Pulaski Rd	Bright Light Sign Co.
OR2015-372	14	4070 S Pulaski Rd	Bright Light Sign Co.
OR2015-373	14	4070 S Pulaski Rd	Bright Light Sign Co.
OR2015-374	14	4070 S Pulaski Rd	Bright Light Sign Co.
Or2015-341	25	2520 S Hoyne Ave	Novak Electric Sign
Or2015-343	31	2249 N Cicero Ave	Aurora Sign
Or2015-351	44	3422 N Broadway	Magic Slan Sign Company
Or2015-339	47	4819 N Western Ave	First Ad Comm

LANDMARK DESIGNATIONS

DOC# O2015-4588 (27th WARD) ORDINANCE REFERRED (6/17/15)

PASS AS AMENDED

Designation of the Fulton-Randolph Market District 800 – 1100 blocks of West Fulton Market; the 900 block of West Lake Street; and the 700-1000 block of West Randolph Street as a Chicago Landmark

DEMOLITION

DOC# OR2015-344 (1ST WARD) ORDINANCE REFERRED (6/17/15)

Demolition of historical landmark building at 1935 W Shiller St . (Rear Coach House)

ZONING EXCEPTION

PASS AS AMENDED

APPLICANT: A&G Lounge Inc., Mr. Robert Lund, New Business Name Uncle Bobby's

PREMISES AFFECTED: 13359 South Avenue M

SUBJECT: Application for the Approval of an Administrative Adjustment

FILE NUMBER: 15-088-ZE