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Meeting Of The Committee on Zoning Landmark & Building Standards

THURSDAY, MARCH 12, 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

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.18276(1st WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-60

Common Address: 618-622 North Ashland Ave

Applicant: Ashalnd Condos Inc. (See Application for list of LLC Members)

Owner: (See Application for list of Owners)

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To convert the existing commercial unit on the ground floor into an additional dwelling unit, for a total of 4 dwelling units within the existing building; 4 parking spaces: no commercial space: existing 4 story.— existing height: 49'-10". no change proposed.

NO.18265-T1 (2nd WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-49

Common Address: 2559 N Southport Ave

Applicant: Thomas Gibbons

Owner: Thomas Gibbons

Attorney: Thomas Moore

Change Request: C1-1 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

Purpose: Applicant proposes to construct a new 4 story brick and stone building with one commercial space on the first floor and one residential dwelling unit on each of the upper 3 floors with a 5 car attached garage. The height of the building will be 47' - 5 ½' with a roof deck.

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

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

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.18279 (22nd WARD) ORDINANCE REFERRED (1-21-15)

DOCUMENT #O2015-63

Common Address: 4401-4559 W 26th Street; 2600-2702 S Kostner Ave; 2740-3018 S Kilbourn Ave; 4500-4558 W 30th Street; 4501-4559 W 30th Street

Applicant: Unilever Manufacturing Inc (See Application for list of LLC Members)

Owner: Primestor Little Village LLC

Attorney: David Riefman

Change Request: M1-2 Limited Manufacturing/ Business Park District, M2-2 Light Industry District and C2-3 Motor Vehicle Related Commercial District to M1-2 Limited Manufacturing/ Business Park District and then to an Industrial Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the M2-2 Light Industry District. MI-2 Limited Manufacturing/Business Park District and C2-3 Motor Vehicle-Related Commercial District to the MI-2 Limited Manufacturing/Business Park District then to an Industrial Planned Development to allow for construction of an approximately 195,637 square foot manufacturing facility containing up to 2.2 FAR, and manufacturing, office and other uses allowed in the MI-2 Limited Manufacturing/Business Park District

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.18257 (27th WARD) ORDINANCE REFERRED (1-21-15)

DOCUMENT #O2015-40

Common Address: 311-329 N Morgan St.

Applicant: 311 N Morgan LLC and 345 N Morgan LLC (See Application for list of LLC Members)

Owner: 311 N Morgan LLC and 345 N Morgan LLC (See Application for list of LLC Members)

Attorney: John George, Schuyler Roche & Crisham PC

Change Request: M2-3 Light Industry District to C3-5 Commercial, Manufacturing and Employment District and then to a Business Planned Development

Purpose: Applicant proposes to construct a new hotel. Please see Planned Development Statements and Exhibits for details .

NO.18271 (27th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-55

Common Address: 1012 N Larrabee Street

Applicant: State Bank of Countryside ATUT Number 15-3299

Owner: State Bank of Countryside ATUT Number 15-3299

Attorney: Law Office of Mark Kupiec & Associates

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: To build a new four-story 8 dwelling unit residential building: no commercial: 8 parking spaces: 4-story / height: 54'

NO.18274 (27th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-58

Common Address: 1051-55 West Lake Street; 167 North Aberdeen Street

Applicant: Lake Acquisitions LLC (Michael Lerner and Michael Golden)

Owner: Lake Acquisitions LLC (Michael Lerner and Michael Golden)

Attorney: Law Office of Mark Kupiec & Associates

Change Request: C1-2 Neighborhood Commercial District to C1-5 Neighborhood Commercial District and then to a Residential Business Planned Development

Purpose: The applicant seeks a zoning change to permit the construction of an 11 story mixed-use building containing 75 dwelling units and approximately 54,700 square feet of commercial space. Garage parking is proposed for 140 vehicles and one off-street loading space will be provided. The height of the proposed building is 135'-0"

NO.18275 (27th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-59

Common Address: 848-856 West Randolph Street; 151-163 N Peoria St.

Applicant: 854 West Randolph LLC (Mark Hunt)

Owner: 854 West Randolph LLC (Mark Hunt)

Attorney: Rolando Acosta

Change Request: C1-1 Neighborhood Commercial District and C1-3 Neighborhood Commercial District to C1-5 Neighborhood Commercial District and then to a Planned Development

Purpose: Development of a 7 story plus penthouse building with a 93 key hotel and approximately 10,000 sq. ft. restaurant and one loading berth, no on-site parking.

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

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

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.18261-T1 (30th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-44

Common Address: 6214 W Diversey Ave

Applicant: Mario Roman

Owner: Mario Roman

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to C1-2 Neighborhood Commercial District

Purpose: The applicant seeks a zoning change to permit the establishment of a hair salon in the vacant storefront of an existing 2 story building. There are 3 existing dwelling units that will remain and the storefront contains approximately 802 square feet of commercial space. There-is 1 on-site parking space that will remain and the height of the existing building will remain unchanged at approximately 28'-0".

NO.18263 (30th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-46

Common Address: 3616-3620 North Cicero

Applicant: Michael Suh

Owner: Michael Suh

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning amendment in order to locate and establish a hand car wash facility within the existing building at the subject site. The existing one-story commercial building (5,400 square feet) and parking lot will remain. No proposed expansion of the existing building is contemplated or required. The Applicant does, however, intend on undertaking certain necessary interior alterations to the building, which will accommodate the operation of the proposed hand car wash.

NO.18258 (32nd WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-41

Common Address: 2449 M Campbell Ave

Applicant: Kistopher Wolmer

Owner: Kistopher Wolmer

Attorney: John George, Schuyler Roche & Crisham PC

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

Purpose: The applicant seeks a zoning change to permit the addition of an enclosed rear porch and an attic dormer in an existing 2 dwelling unit building. The zoning change is needed because the additions will increase the building's square footage beyond the square footage permitted in the current zoning district. The 2 dwelling units will remain and there is no commercial space proposed. There are 2 existing garage parking spaces that will remain and the height of the existing building will remain unchanged.

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.18268 (44th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-52

Common Address: 3535 N Ashland Ave

Applicant: Artis Senior Living of Wrigleyville LLC (See Application for list of LLC Members)

Owner: Artis Senior Living of Wrigleyville LLC (See Application for list of LLC Members)

Attorney: James Griffin, Schain Banks

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

Purpose: To allow for the construction of a senior assisted living facility with 140 assisted living units and 34 parking spaces

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.18266 (46th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-50

Common Address: 3911-3985 North Milwaukee Ave; 4671-4777 West Irving Park Road

Applicant: CSD Six Corners LLC (See Application for list of LLC Members)

Owner: CSD Six Corners LLC (See Application for list of LLC Members)

Attorney: Kevin Wolfberg

Change Request: B1-1 Neighborhood Shopping District to B3-3 Community Shopping District and then to a Business Planned Development

Purpose: The proposed use is a 4 story vertical retail center containing 196,240 square feet of retail with 473 parking spaces. The Planned Development will also include a 5,000 square foot financial Institution containing 29 parking spaces

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.

NO. A-8098 (1st WARD) ORDINANCE REFERRED (3/12/15)
DOCUMENT # O2015-1328

Common Address: 4313-4343 S Halsted Street

Applicant: Alderman James Balcer

Change Request: C1-2 Neighborhood Commercial District and RS1 Residential Single Unit (Detached House) District to RS1 Residential Single Unit (Detached House) District