

CITY OF CHICAGO
CITY CLERK DIVISION
2013 OCT -4 PM 1:33

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CITY CLERK

Meeting Of The Committee on Zoning Landmark & Building Standards

Thursday October 10, 2013 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

MA-161 (Mayoral Application) ORDINANCE REFERRED (9-11-13)
DOCUMENT # A2013-94

To appoint Jose G Maldonado, Jr. as a commissioner of the Public Building Commission for a term effective immediately and expiring September 30, 2014, to complete the unexpired term of Juan Rangel, who has resigned

MA-162 (Mayoral Application and 16th Ward) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6159

To amend Chapter 13-12 of the Municipal Code of Chicago, by adding and deleting language in regards to **vacant buildings**

NO. A-7933 (25th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6220

Area bounded by: West Madison Street; a line 50 feet east of and parallel to North Racine Avenue; a line 100 feet north of and parallel to West Madison Street; and a line 76.2 feet west of and parallel to North May Street

Applicant: Alderman Daniel Solis

Change Request: DX-3 Downtown Mixed-Use District to DR-3 Downtown Residential District

NO. A-7934 (25th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6217

Common Address: 2318-26 S Canal Street

Applicant: Alderman Daniel Solis

Change Request: C2-5 Motor- Vehicle Related Commercial District to B2-5 Neighborhood Mixed Use District

NO. A-7935 (26th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6222

Common Address: 1653 N Central Park Avenue

Applicant: Alderman Roberto Maldonado

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

NO. A-7939 (30th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6231

Area bounded by: A line 54' north of and parallel to West Patterson Avenue; North Cicero Avenue; a line 58.15' south of and parallel to West Patterson Avenue; the alley next west of and parallel to North Cicero Avenue

Applicant: Alderman Ariel Reboyras

Change Request: B3-1 Community Shopping District and C1-1 Neighborhood Commercial District to C2-1 Motor Vehicle Related Commercial District

NO. A-7940 (33rd WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6227

Common Address: 3100-3122 North Western Avenue

Applicant: Alderman Deborah Mell

Change Request: M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District

NO. A-7941 (33rd WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6225

Common Address: 2701-11 West Belmont Avenue

Applicant: Alderman Deborah Mell

Change Request: C1-5 Neighborhood Commercial District to M1-1 Limited Manufacturing/ Business Park District

NO. A-7943 (43rd WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6409

Common Address: 1906 North Halsted Street

Applicant: Alderman Michele Smith

Change Request: B1-1 Neighborhood Shopping District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-7944 (44th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6412

Common Address: 1224-1234 West School Street

Applicant: Alderman Thomas Tunney

Change Request: RT3.5 Residential Two-Flat Townhouse and Multi-Unit District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to POS-1 Neighborhood, Mini-and Play Lots Park District

NO. A-7945 (49th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6229

Common Address: 1569-1575 West Howard Street

Applicant: Alderman Joseph A Moore

Change Request: B3-3 Community Shopping District to B3-5 Community Shopping District and C1-2 Neighborhood Commercial District to B3-5 Community Shopping District

NO. 17799 (1st WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6070

Common Address: 1543 West Fry Street

Applicant: KKW, LLC Patrick Hourihane

Owner: KKW, LLC Patrick Hourihane

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The existing two-story single-family home will be razed. The proposed zoning amendment will allow the Applicant to redevelop the site with a new three-story (with basement), three (3) dwelling-unit, all residential building (approx. 5,004 sq. ft.). The proposed new building will contain one duplex unit (between the basement and 1st floor) and one simplex unit on, each, the 2nd and 3rd floors, respectively. The proposed new building will provide porches off the rear of each of the dwelling units (at the 1st 2nd and 3rd floors), as well as a communal rooftop deck. There will also be a detached, three-car garage, with rooftop deck, at the rear of the lot. The proposed building will be constructed to a height of 44'-10".

NO. 17813 (1st WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6085

Common Address: 1931-1933 North Monticello

Applicant: 1931 N Monticello Inc. (Laura Llamedo)

Owner: 1931 N Monticello Inc. (Laura Llamedo) and Chanena Tapia

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is seeking to amend the zoning at the subject property in order to develop the lot at 1931 N. Monticello with a new single family home. Today, the properties at 1931 N. Monticello and 1933 N. Monticello comprise one (1) zoning lot. The zoning amendment will allow the zoning lot to be divided. The proposed single family home at 1931 N. Monticello will be of frame construction. It will be 20'-2" in height. A two car garage will be located at the rear of the lot to provide on-site parking for the new home. The existing 1st story home at 1933 N. Monticello will remain.

NO. 17807 (1st WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6079

Common Address: 510-520 North Western Avenue

Applicant: Logan Square Development, Inc. (Bogdan Popovych)

Owner: Grand & Western Properties LLC

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

Purpose: To build a mixed-use building with commercial use (retail/office) on the ground floor (approx. 2,000 sq. ft.) and 24 dwelling units above; 24 parking spaces; height 65'

NO. 17819 (1st WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6091

Common Address: 1601-15 West Division Street/ 1148-56 North Ashland Ave

Applicant: 1601 W Division Street (See application for list of LLC members)

Owner: 1601 W Division Street (See application for list of LLC members)

Attorney: Rolando Acosta

Change Request: RM-6.5 Residential Multi-Unit District to B3-5 Community Shopping District

Purpose: Existing 12 story mixed-use building with 99 residential units, ground floor retail, including a bank drive-thru, second floor retail/office uses, 15 shared parking spaces and 1 loading berth to remain with the addition of adequate on-premises signage.

NO. 17821 (1st WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6093

Common Address: 2045 West North Avenue

Applicant: 2045 North Avenue LLC (See application for list of LLC members)

Owner: 2045 North Avenue LLC (See application for list of LLC members)

Attorney: Thomas Moore

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

Purpose: 2 story brick building with existing office on the 2nd floor and new restaurant on the ground floor with no parking with a large kitchen that will not only cook for the restaurant at this location but will also cook separately foods to be brought to other restaurants operated by this same company

NO. 17827 (1st WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6099

Common Address: 2527 West Fullerton Ave

Applicant: EZMB LLC (Zdzislaw Banys)

Owner: EZMB LLC (Zdzislaw Banys)

Attorney: Daniel Lauer

Change Request: RM-5 Multi Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: Construction of a three story building with roof access, consisting of three (3) residential dwelling units with a total of three (3) car garage. The footprint of the building shall be approximately 19.5 feet by 61.5 feet in size and the building shall be 45 feet high, as defined by City Zoning Code.

NO. 17830 (1st WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6102

Common Address: 1838-1846 West Race Ave

Applicant: Indeco Holdings Inc. (John Krutiak)

Owner: Chicago Title and Trust Company successor to the Cosmopolitan Bank and Trust Company Trust No. 31255

Attorney: Daniel Lauer

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

Purpose: To allow construction of Four (4) single-family homes each with a separate two-car garage. The footprint of each new home will be 23.11 feet by 90 feet. The height of the new homes will be 38 feet as defined by City Code.

NO. 17801-T1 (3rd WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6072

Common Address: 3138-40 South Indiana Avenue

Applicant: TRB Properties LLC (Thomas Boney and Donal Barry Sr.)

Owner: TRB Properties LLC (Thomas Boney and Donal Barry Sr.)

Attorney: Thomas Moore

Change Request: RS3 Residential Single-Unit (Detached House) District to RM6 Residential Multi Unit District

Purpose: To renovate an existing 2 story historical brick Church and attached 3 story brick building in a Black Metropolis-Bronzeville Landmark District and Black Metropolis Thematic Historical District into 25 residential apartment dwelling units with no parking.

NO. 17812 (3rd WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6084

Common Address: 4609-39 South Wabash Avenue; 56-60 East 47th Street; 4616-4658 South Michigan Avenue , 53-61 East 46th Street

Applicant: Rosenwald Courts Apartments (See application for list of LLC members)

Owner: Rosenwald Courts Apartments (See application for list of LLC members)

Attorney: Elvin E Charity Esq.

Change Request: B3-3 Community Shopping District, B3-2 Community Shopping District and RM-5 Multi Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: Applicant proposes to rehabilitate the existing building located on the subject property into a mixed-use residential and commercial development containing approximately 239 residential units and 79,000 gross square feet of commercial/retail/office space.

NO. 17797 (6th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6068

Common Address: 442 East 87th Street

Applicant: Shiv 11, Inc (Dashrath Patel)

Owner: Shiv 11, Inc (Dashrath Patel)

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District

Purpose: The existing one-story building will be razed. The proposed zoning amendment will allow the Applicant to redevelop the site with a new one-story, restaurant (Dunkin Donuts/Baskin Robbins) building (2,000 sq. ft.), with an accessory drive-thru facility. The property will also provide on-site paved parking for thirteen (13) vehicles, to serve patrons and employees of the restaurant.

NO. 17805 (6th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6077

Common Address: 8000 South Dr. Martin Luther King Jr Drive

Applicant: Transportation Maintenance Inc. (Crystal Ann Abernathy)

Owner: Transportation Maintenance Inc. (Crystal Ann Abernathy)

Attorney: Gerald Scott McCarthy

Change Request: B3-2 Community Shopping District to C2-2 Motor Vehicle Related Commercial District

Purpose: Auto repair and body shop with 9 repair windows, 8 off street parking spaces on site, parking spaces to fulfill the off-street parking requirement to be located at 8001 S Dr. Martin Luther King Jr Drive, subject to ZBA approval of special use.

NO. 17806 (6th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6078

Common Address: 8001 South Dr. Martin Luther King Jr Drive

Applicant: Transportation Maintenance Inc. (Crystal Ann Abernathy)

Owner: Transportation Maintenance Inc. (Crystal Ann Abernathy)

Attorney: Gerald Scott McCarthy

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C2-2 Motor Vehicle Related Commercial District

Purpose: 1 story 2000 sq.ft. masonry office building and off street parking for up to 29 private passenger automobiles for fulfilling the requirement the garage at 8000 S Dr. Martin Luther King Jr. Drive

NO. 17810 (11th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6082

Common Address: 558-548 West 35th Street; 3459-3457 South Wallace Street

Applicant: Dugout Properties LLC (See application for list of LLC members)

Owner: Dugout Properties LLC (See application for list of LLC members)

Attorney: Mara Georges/ Richard Toth of Daley and Georges Ltd.

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

Purpose: A medical service business in the existing 1-story brick building containing approximately 3,700 s.f. Estimated 5 parking spaces.

NO. 17816 (13th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6088

Common Address: 4225 W 59th Street

Applicant: Jozef Sobczak and Anna Sobczak

Owner: Jozef Sobczak and Anna Sobczak

Attorney: Christopher Koczwarra

Change Request: B1-1 Neighborhood Shopping District to B2-2 Neighborhood Mixed Use District

Purpose: The building will consist of three units. The three units will be used as residential apartments, and there will be three parking spaces in the rear of the property.

NO. 17832 (16th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6104

Common Address: 6150-6160 and 6220-6258 S Halsted; 800-932 West 63rd Street; 801-931 West 63rd Parkway

Applicant: Chicago Neighborhood Initiatives Inc.

Owner: City of Chicago

Attorney: Terry Diamond of Neal & Leroy

Change Request: C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District and then to a Residential Business Institutional Planned Development

Purpose: Applicant proposes to redevelop the property and to prepare it for mixed-use development, including retail and commercial uses, a neighborhood grocery store, an elderly or government subsidized residential building and educational facilities. The first development will be an 18,000 square foot grocery store and fast food restaurant.

NO. 17811-T1 (25th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6083

Common Address: 37 South Sangamon

Applicant: Sangamon Partners LLC (See application for list of LLC members)

Owner: Sangamon Partners LLC (See application for list of LLC members)

Attorney: Law Offices of Samuel VP Banks

Change Request: DS3 Downtown Service District to DX-5 Downtown Mixed-Use District

Purpose: The existing two-story office and warehouse building will be razed. The subject property will then be redeveloped with three (3) new all residential buildings. Each of the proposed buildings will be of masonry construction. Two of the proposed buildings will be 77' in height and each will contain 10 dwelling units. The third proposed building will be 65' in height and contain 8 dwelling units. Each of the three buildings will provide onsite garage parking for 13 cars.

NO. 17793 (26th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6064

Common Address: 2030 North Keystone Avenue

Applicant: Francisco Hernandez

Owner: Francisco Hernandez

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

Purpose: The existing two-story building at the subject property is non-conforming. The Applicant is seeking a zoning amendment in order to permit three (3) dwelling units within the existing building. There will be no physical expansion of the existing building. One (1) surface parking space and two (2) garage parking spaces will be located at the rear of the subject lot and serve the three (3) dwelling units.

NO. 17808-T1 (26th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6080

Common Address: 2404-2426 West Grand Avenue

Applicant: Logan Square Development Inc. (Bogdan Popovych)

Owner: Grand & Western Properties

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: C1-2 Neighborhood Commercial District to C1-5 Neighborhood Commercial District

Purpose: To build mixed-use building with commercial (retail/office) use on the ground floor (approx. 16,545 sq. ft.) and 78 dwelling units above; 59 parking spaces; height 70'

NO. 17809-T1 (26th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6081

Common Address: 628-32 North Rockwell Street

Applicant: Children's Land In Chicago Inc. (Oxana Anisinov)

Owner: Children's Land In Chicago Inc. (Oxana Anisinov)

Attorney: Law Offices of Samuel VP Banks

Change Request: M1-1 Limited Manufacturing/ Business Park District to RM4.5 Residential Multi-Unit District

Purpose: The existing two-story single-family residence and detached garage will be razed. The property will then be redeveloped with two (2), separate, three-story (with basement) single-family residences (2,252 sq. ft. each). There will be one building per each zoning lot. Each proposed building will have an attached (rear), one-story, two-car garage, with rooftop deck. The building will be of brick, glass and aluminum construction and measure 37'-10" (approx.) in height.

NO. 17814-T1 (26th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6086

Common Address: 1358 North Artesian

Applicant: 3FLTH I LLC Holdings I (Michael Obloy, Andrew Friestedt, and Alan Lev)

Owner: 3FLTH I LLC Holdings I (Michael Obloy, Andrew Friestedt, and Alan Lev)

Attorney: Fred Agustin of Pedersen & Houpt

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

Purpose: Existing structure will remain and it currently contains a vacant commercial space and 5 dwelling units. The commercial space will be converted to a dwelling unit in order to have a residential building containing a total 6 dwelling units. Three (3) existing parking spaces located at the rear.

NO. 17794 (27th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6065

Common Address: 1342 West Randolph Street

Applicant: RSA – Randolph LLC (Karl F Shea and William Michels)

Owner: RSA – Randolph LLC (Karl F Shea and William Michels)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The existing (partially-constructed) six-story building, with only 5 (out of the 6) floors currently constructed, will remain and construction, with regard thereto, will be completed. During the completion of construction, the Applicant intends to erect a 7th floor (approx. 3,682 sq. ft.). The 1st floor of the proposed seven-story building will contain one commercial unit (1,920 sq. ft.) and a residential (accessory) parking garage (5,959 sq. ft), with on-site parking for twenty-three (23) vehicles. The proposed seven-story building will contain a total of twenty-three (23) dwelling units between the 2nd through 7th floors. The 2nd through 6th floors will contain four (4) dwelling units, each. The proposed 7th floor will contain three "penthouse" dwelling units. The proposed seven-story building will measure 74 '-11" in height.

NO. 17795 (27th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6066

Common Address: 948-54 West Fulton (Market) Street

Applicant: MF Partners JV, LLC (James Geier)

Owner: MF Partners JV, LLC (James Geier)

Attorney: Law Offices of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to C3-2 Commercial, Manufacturing and Employment District

Purpose: The existing two-story building shall remain, unchanged, except for certain interior renovations. The only proposed new construction involves the expansion and conversion of the existing third-floor "mechanical dormer" into a habitable "sunroom" (1,090 sq. ft.) and the build-out of an outdoor deck within the remaining rooftop space (3.434 sq. ft.). The proposed sunroom and outdoor deck will be available for use by the building's office and retail tenants. The height will be 41'8" (approx.).

NO. 17802 (27th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6073

Common Address: 1845-1857 West Adams Street

Applicant: UC Properties

Owner: UC Properties

Attorney: Bernard Citron of Thompson Coburn LLP

Change Request: RM-5 Multi Unit District to B3-1 Community Shopping District

Purpose: the applicant proposes to allow for the use of a non-accessory parking lot that will provide a total of 52 spaces including 49 standard spaces and 3 accessible spaces

NO. 17818 (27th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6090

Common Address: 1-39 South Green Street; 815-23 W Madison; 16-40 S Halsted; 800-22 W Monroe Street

Applicant: Chitown-Diamond JV, LLC (Seymour Taxman, Rob Rubin, David Hokin, Richard Marks)

Owner: Chitown-Diamond JV, LLC (Seymour Taxman, Rob Rubin, David Hokin, Richard Marks)

Attorney: John George of Schuyler, Roche & Crisham

Change Request: Business Planned Development No 1181 and DX-7 Downtown Mixed Use District to Business Planned Development No 1181, as amended

Purpose: To develop Sub-Area B with a 170 foot tall residential building containing 167 dwelling units, ground floor retail space and 100 parking spaces.

NO. 17822-T1 (27th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6094

Common Address: 453-457 N Aberdeen Street

Applicant: VCP Funding III, LLC Series VCP 1057 Grand (John Pagone and Erik Hubbard)

Owner: VCP Funding III, LLC Series VCP 1057 Grand (John Pagone and Erik Hubbard)

Attorney: Thomas Moore

Change Request: M2-2 Light Industry District to RM-5 Multi Unit District

Purpose: To erect a 4 story 8 residential dwelling unit building with no commercial space and 8 outdoor parking spaces, with a total height of 46.0'

NO. 17823-T1 (27th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6095

Common Address: 1007-1015 North Cleveland

Applicant: 1007 N Cleveland Development Corporation (See application for list of LLC members)

Owner: 450 W Oak LLC

Attorney: Bernard Citron/ Jessica Schramm

Change Request: Planned Development No. 695 to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant proposes to construct 13, 2-story townhouses with attached private garages.

NO. 17824-T1 (27th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6096

Common Address: 1017-1031 North Cleveland

Applicant: 1017 North Cleveland Development Corporation

Owner: 450 W Oak LLC

Attorney: Bernard Citron/ Jessica Schramm

Change Request: Planned Development No. 695 to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant is proposing to construct 13. 2-story and 13. 3-story townhouses with attached private garages.

NO. 17825-T1 (27th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6097

Common Address: 434-442 West Oak

Applicant: 450 W Oak Development Corp

Owner: 450 W Oak LLC

Attorney: Bernard Citron/ Jessica Schramm

Change Request: Planned Development No. 695 to RM-5 Multi Unit District

Purpose: The Applicant is proposing to construct a 3-story building consisting of four (4) townhouses and five (5) multi-family units with attached private garages.

NO. 17826-T1 (27th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6098

Common Address: 444-454 West Oak Street; 1001-1007 North Cleveland

Applicant: 450 W Oak Development Corporation

Owner: 450 W Oak LLC

Attorney: Bernard Citron/ Jessica Schramm

Change Request: Planned Development No. 695 to RM-5 Multi Unit District

Purpose: The Applicant is proposing to construct a 3-story building consisting of four (4) townhouses and five (5) multi-family units with attached private garages.

NO. 17589 (32nd WARD) ORDINANCE REFERRED (10-3-12)
DOCUMENT # O2012-6545

Common Address: 2737 West Diversey/ 2756-58 North Fairfield

Applicant: 2737 W Diversey Limited Partnership (Theodore Wynn and Josef Matuschka)

Owner: 2737 W Diversey Limited Partnership (Theodore Wynn and Josef Matuschka)

Attorney: Patrick Thompson

Change Request: RS3 Residential Single-Unit (Detached House) District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-1 Neighborhood Commercial District

Purpose: Owner intends to lease the building to a tenant who will occupy the property as a single tenant office and storage facility. The property will have no dwelling units and no on-site parking. Approximate sq footage of commercial space: 6, 293

NO. 17820-T1 (32nd WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6092

Common Address: 2206-44 North Elston Ave; 2215-25 N Honroe St; 1800-12 West Webster Ave

Applicant: 2230 Elston LLC (Warren Baker)

Owner: 2230 Elston LLC (Warren Baker)

Attorney: Rolando Acosta

Change Request: M2-3 Light Industry District to C3-3 Commercial, Manufacturing and Employment District

Purpose: Existing partial one-story, partial two-story building containing approximately 49,000 sq. ft. used for office, personal service, food preparation/restaurant and retail with 17 parking spaces to remain with the expansion of the day-care use within the existing building to a total of approximately 9,000 sq. ft.

NO. 17803 (35th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6074

Common Address: 3630 North Kimball Ave

Applicant: Yuval Degani

Owner: Yuval Degani

Attorney: Gordan & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

Purpose: The subject property will be used for three residential units. Three parking spaces will be provided. No commercial space is proposed. The project will maintain the existing building height

NO. 17817 (42ND WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6089

Common Address: 400-422 West Randolph St.; 403-423 W Lake Street

Applicant: Collectively: WR400 Acquisition LLC, WR400 Acquisition B LLC and 400 West Randolph Investors (See application for list of LLC members)

Owner: CDOT and Chicago Union Station Company

Attorney: John George of Schuyler, Roche & Crisham

Change Request: DX-16 Downtown Mixed-Use District to a Waterway Business Planned Development

Purpose: Commercial office building, consisting of approximately 1,200,000 sq.ft. of rentable office space and of retail space and 81 parking spaces. The building height will be approximately 720'.

NO. 17804 (44th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6076

Common Address: 2938-48 North Halsted Street

Applicant: Shepard Real Estate Subsidiary LLC-2938-48 N Halsted St. Series (Thomas Gibbons)

Owner: Shepard Real Estate Subsidiary LLC-2938-48 N Halsted St. Series (Thomas Gibbons)

Attorney: Thomas Moore

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

Purpose: To erect a 4 ½ story 25 unit residential apartment multi-unit building with 11 interior parking spaces on the 1st floor. 14 parking spaces in the rear of the lot, with a total height of 58'. and no commercial space.

NO. 17831-T1 (44th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6103

Common Address: 3607-09 North Lakewood

Applicant: 3607 N Lakewood LLC (See application for list of LLC members)

Owner: 3607 N Lakewood LLC (See application for list of LLC members)

Attorney: Jessica Schramm of Thomas Coburn

Change Request: RT3.5 Residential Two-Flat Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant proposes to renovate the existing, 3-story building providing a total of six (6) residential units. (1) commercial unit on the ground floor, and four (4) surface parking spaces. No change is proposed to the envelope of the building.

NO. 17829 (45th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6101

Common Address: 3670-3688 and 3700-3738 North Milwaukee Avenue

Applicant: Nashon Development LLC

Owner: 3670-3720 North Milwaukee LLC

Attorney: Bernard Citron/ Jessica Schramm of Thomas Coburn

Change Request: Residential Planned Development No. 1046 to Residential Planned Development No. 1046, as amended

Purpose: The applicant is proposing to construct 50 single family homes with a minimum of 100 parking spaces and a maximum of 140 parking spaces in private garages

NO. 17796-T1 (47th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6067

Common Address: 4700-4710 North Ravenswood

Applicant: Band of Bohemia LLC (Craig Sindelar, Michael Carroll)

Owner: Megaron Properties LLC

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The existing tall one-story office and warehouse building will remain. The 18 on-site parking spaces will remain.' The reason for the zoning amendment is to allow the Applicant to locate and establish a restaurant and brewery within one of the existing building's tenant spaces. All of the proposed conversion work will be contained within the existing tenant space. There will be no expansion of the existing building.

NO. 17800-T1 (47th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6071

Common Address: 1804 West Newport Avenue/ 3434 North Ravenswood Avenue

Applicant: Chicago Title and Land Trust No 8002361164

Owner: Chicago Title and Land Trust No 8002361164

Attorney: Law Offices of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

Purpose: The existing one-story (with basement) building; (6,107 sq. ft.) will remain and be converted into a single-family residence. The only proposed "new" construction at the site will involve some minor exterior rehabilitation and a complete interior renovation (build-out) of the existing building. The Applicant will not be constructing or erecting any new additions to the building. The existing bulk conditions shall remain, unchanged. The converted single-family residence will contain five(5) bedrooms and four (4) bathrooms. It will also contain an attached three-car garage, at the north end of the building. In addition, there will be three (3) open-air courtyards located within the interior of the building. The building will remain of masonry construction and remain 16'-9" (approx.) in height.

NO. 17815 (47th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6087

Common Address: 1420-24 West Winnemac & 1426-28 W Winnemac Avenue

Applicant: William Bates Trust (Thomas Romano)

Owner: William Bates Trust (Thomas Romano)

Attorney: Thomas S Moore

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

Purpose: Two existing 3 story brick buildings with 2 residential apartments per floor totaling 6 units in each building, adding 2 affordable residential dwelling apartment units to the basement of each building totaling 8 residential apartment dwelling units in each building

NO. 17798 (48th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6069

Common Address: 5352 N Broadway

Applicant: 5352 N. Broadway LLC (John Kelliher, Jon Zindel, Karl Brewer and Tom Rolfes)

Owner: 5352 N. Broadway LLC (John Kelliher, Jon Zindel, Karl Brewer and Tom Rolfes)

Attorney: Law Offices of Samuel VP Banks

Change Request: B1-2 Neighborhood Shopping District to B3-3 Community Shopping District

Purpose: The purpose of the zoning change is to establish a business use (restaurant) at the site. The existing one-story, commercial, building will remain. The Applicant will then construct a new (partial) second-floor addition (1,064.5 sq. ft.), with private outdoor patio, at the west end of the existing building. The Applicant will also be constructing a rooftop deck (1,328.7 sq. ft.), at the east end of the existing building. The proposed second-floor addition will contain a two-bedroom apartment (dwelling unit), with private outdoor patio (200 sq. ft.). The proposed rooftop deck will provide a full-service bar and additional seating for the restaurant.

NO. 17828 (50th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6100

Common Address: 2247 West Estes Ave

Applicant: Keith M Wood and Chun-Chen Huang

Owner: Keith M Wood and Chun-Chen Huang

Attorney: Christopher Koczvara

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

Purpose: To allow a third dwelling unit, a garden unit, at the residence