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Meeting Of The Committee on Zoning Landmark & Building Standards

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2014 MAR 18 AM 9: 05

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MONDAY, MARCH 24, 2014 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 Reverse Numerical Order
According to Ward

NO. A-7983 (40th WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-951

Common Address: 5554-5565 North Lincoln Ave
Applicant: Alderman Patrick J O'Connor
Change Request: B3-2 Community Shopping District to B1-2 Neighborhood Shopping District

NO. A-7984 (3rd WARD) ORDINANCE REFERRED (2-27-14)
DOCUMENT #

Common Address: 4507-09 S Indiana Avenue
Applicant: Alderman Pat Dowell
Change Request: RM-5 Multi Unit District to B2-2 Neighborhood Mixed Use District

NO. 17940 (42nd WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-832

Common Address: 360 N Michigan Ave and 83-87 East Wacker Drive
Applicant: AG-OCG 360 N Michigan LLC (See application for list of LLC members)
Owner: AG-OCG 360 N Michigan LLC (See application for list of LLC members)
Attorney: DLA Piper
Change Request: DX-16 Downtown Mixed Use District to a Planned Development
Purpose: To allow for rehabilitation and adaptive reuse of the existing 21-story building, including construction of a new 21-story building addition, with a mixed-use development including approximately 450 hotel rooms, ballroom, meeting and conference facilities, a restaurant and bar/lounge and approximately 28,000 square feet of retail space. The existing building is approximately 371 feet in height, and the new addition would be approximately 320 feet in height.

NO. 17936 (41st WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-828

Common Address: 5472 North Harlem Ave
Applicant: Wendy's International (See application for list of LLC members)
Owner: Chicago Title Land Trust Company as Trustee # 10-319-74-09
Attorney: Donna Pugh
Change Request: RS3 Residential Single-Unit (Detached House) District and B3-1 Community Shopping District to B3-1 Community Shopping District
Purpose: the property will be used for a 2907sq.ft. one story Wendy's Restaurant, replacing the existing one.

NO. 17935 (35th WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-827

Common Address: 2736-50 North Kedzie Ave

Applicant: 2736 Kedzie LLC (See application for list of LLC members)

Owner: 2736 Kedzie LLC (See application for list of LLC members)

Attorney: Rolando Acosta

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

Purpose: Improvement and reuse of the existing approximately 15,000 sq. ft. building for retail/office and services uses with no parking

NO. 17923 (33rd WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-814

Common Address: 4742-44 North Kimball Avenue

Applicant: Syung Ja Han

Owner: Syung Ja Han

Attorney: Thomas Murphy

Change Request: B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: 4744 commercial space aprox.950 sq.ft will continue use as a Tavern. No dwell, units, no pkg,1-story 12' high building, adjacent commercial space 4742 approx. 950 sq.ft. is an existing restaurant, no changes to be made. No changes in bldg height

NO. 17938-T1 (33rd WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-830

Common Address: 4952-58 N St. Louis Ave

Applicant: Carina Holdings LLC (See application for list of LLC members)

Owner: Carina Holdings LLC (See application for list of LLC members)

Attorney: Thomas Moore

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5.5 Residential Multi-Unit District

Purpose: Existing multi dwelling unit 3 story residential brick building with basement, with a total building height of 42'-10" no change, no commercial space, two car garage in the rear. Applicant is seeking to renovate the flooded basement which he is intending to use as a 14th residential dwelling unit that does not comply to the zoning code minimum lot area, and will be adding an exterior space parking pad.

NO. 17927-T1 (32nd WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-819

Common Address: 2237-43 West Wellington Ave

Applicant: AAD Associates Inc (See application for list of LLC members)

Owner: AAD Associates Inc (See application for list of LLC members)

Attorney: William J.P. Banks, of Schain, Burney, Banks & Kenny

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

Purpose: 2 single family homes with an approximate height of 26'7" and approximately 2,600 square footage per home

NO. 17937-T1 (32nd WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-829

Common Address: 2343-2347 N Elston Ave

Applicant: 2343-2347 N Elston Ave LLC (Oxana Anisimov)

Owner: 2343-2347 N Elston Ave LLC (Oxana Anisimov)

Attorney: Law Offices of Samuel VP Banks

Change Request: M3-3 Heavy Industry District to C1-3 Neighborhood Commercial District

Purpose: The existing two-story building and one-story building will, both, be razed. The proposed zoning amendment will allow the Applicant to redevelop the site with a new two-story building (13,549.75 sq.ft.), which will be used for operating a children's day care facility. The proposed new building will contain interior (lower level) on-site parking for thirteen (13) vehicles and a roof top (open air) playground.

NO. 17933-T1 (29th WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-825

Common Address: 6966 West North Ave

Applicant: GMS Sparacino Inc. (Mark, Stefanie, and Gianna Sparacino)

Owner: GMS Sparacino Inc. (Mark, Stefanie, and Gianna Sparacino)

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: To establish a restaurant within the existing one story commercial building. Approximate 2,900 sq.ft. of commercial space; no existing parking; existing one story; no change

NO. 17932 (28th WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-824

Common Address: 43 North Homan Blvd/ 3345 W Washington

Applicant: Mohammed Abdallah

Owner: King Petroleum Company

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: To build a car wash; approx 3,267 sq.ft. of commercial space; one story existing gas station (1,842 sq.ft. to remain; required parking

NO. 17925-T1 (27th WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-816

Common Address: 934 N Larrabee

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

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

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is seeking to amend the zoning at the subject property in order to develop the now vacant lot with a new four-story mixed-use building. The proposed building will be masonry in construction. The proposed building will contain a 2,156 sq. ft. (approx.) retail space and 23 parking spaces at grade, and 27 residential units above. The proposed building will be 60' in height.

NO. 17939 (27th WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-831

Common Address: 350-360 W Chestnut Street; 341-361 W Chestnut Street; 836-848 N Orleans Street

Applicant: FRC Realty, Inc (Steven Fifield)

Owner: BPRS/ Chestnut Venture Limited Partnership

Attorney: DLA Piper

Change Request: C1-2 Neighborhood Commercial District to C2-5 Motor Vehicle Related Commercial District and then to a Residential Business Planned Development

Purpose: The Applicant seeks a Planned Development to allow construction of a residential high-rise building with ground floor commercial, parking and other uses, including approximately 333 dwelling units, as set forth in more detail in the accompanying application documents.

NO. 17934 (11th WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-826

Common Address: 804-06 West 27th Street
Applicant: William Barbaro
Owner: William Barbaro
Attorney: Rolando Acosta
Change Request: C1-2 Neighborhood Commercial District to RS3 Residential Single-Unit (Detached House) District
Purpose: Construction of one, two-story, single-family home and two parking spaces on each lot of record, for a total of two single family homes and four parking spaces.

NO. 17928 (6th WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-820

Common Address: 551-53 E 79th Street
Applicant: Drop In Lounge, LLC (Barbara Godfrey)
Owner: Fahed Sweilem
Attorney: Thomas Murphy
Change Request: B3-2 Community Shopping District to C1-2 Neighborhood Commercial District
Purpose: Tavern in existing 1 story, no dwelling units, no pkg, 800sf, 13'high bldg 551 E.79th, existing phone store 551, exist. restaurant 553 will remain, using the remaining approx 3200 sf

NO. 17942 (3rd WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-834

Common Address: 2013-2017 S Prairie Ave
Applicant: Metropolitan Pier and Exposition Authority
Owner: Oscar Tatosian
Attorney: Neal and Leroy LLC
Change Request: DX-5 Downtown Mixed-Use District to DR-3 Downtown Residential District
Purpose: The property will consist of two zoning lots with two single family detached houses with accessory garages.

NO. 17943 (3rd WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-835

Common Address: 2138 S Indiana Ave

Applicant: 2138 S Indiana LLC

Owner: (See application for list of Owners)

Attorney: Neal and Leroy LLC

Change Request: Residential Business Planned Development No. 681, as amended to Residential Business Planned Development No. 681, as amended

Purpose: The Applicant proposes to technically amend Planned Development No. 681 to allow for parking to be used by persons other than tenants

NO. 17944 (3rd WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-836

Common Address: 2101-2143 S Indiana; 205-319 E 21st Street; 204-334 E Cermak Road; 2134-2142 S Calumet

Applicant: Metropolitan Pier and Exposition Authority

Owner: (See application for list of Owners)

Attorney: Neal and Leroy LLC

Change Request: DX-3, DX-5 Downtown Mixed-Use District, DX-7 Downtown Mixed Use District, Business Planned Development No. 331, and Residential Business Planned Development No. 675 to Business Planned Development No. 331, as amended and Residential Business Institutional Planned Development No. 1055 to Business Planned Development No. 331, as amended

Purpose: The Applicant proposes to construct an event center, retail, restaurant, entertainment and office complex, hotel and accessory parking.

NO. 17945 (3rd WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-837

Common Address: 321-337 E 21st St; 2100-2130 S Calumet Ave; 2013-2143 S Calumet

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

Owner: Digital Lakeside LLC and Centerpoint Properties Trust (See application for list of LLC members)

Attorney: Mara Georges, Daley & Georges

Change Request: Residential Business Planned Development No. 675 to Residential Business Planned Development No. 675, as amended

Purpose: To allow an 11 story; 281' high building (approx 681,522 sf) for use as a data center (including but not limited to high technology Office and Electronic Data Storage Center uses)

NO. 17930 (2nd WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-822

Common Address: 1421-1425 West Fullerton Ave

Applicant: Oxford 1 LLC (John Livaditis)

Owner: Oxford 1 LLC (John Livaditis)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: Applicant proposes an adaptive re-use of the landmarked Fullerton State Bank building. The proposal is to convert the building to residential use, with a total of 8 dwelling units and no commercial space. There will be one unit with 4 bedrooms, five units with 3 bedrooms, and two units with 2 bedrooms. The total area of the proposed building is 16,206 square feet, and the proposed building height is 52'0". There will be a total of 9 parking spaces provided onsite. with one of the spaces designated for disabled parking. Applicant will apply for a variation if the zoning amendment passes

NO. 17941-T1 (2nd WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-833

Common Address: 162 W Superior Street

Applicant: 162 Superior Street LLC

Owner: 162 Superior Street LLC

Attorney: Andrew Scott

Change Request: DX-5 Downtown Mixed-Use District to DX-10 Downtown Mixed Use District

Purpose: The applicant proposes to develop the property with eight dwelling units, seven off-street parking spaces and no commercial space. The building will be approximately 190 feet tall.

NO. 17924 (1st WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-815

Common Address: 1756-1758 North Artesian Avenue

Applicant: 1756-1758 North Artesian, LLC (Peter and Bonnie Allen)

Owner: 1756-1758 North Artesian, LLC (Peter and Bonnie Allen)

Attorney: Law Offices 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 amendment in order to construct a new six (6) unit residential building. The building will contain two (2) duplex units that will span the basement and first floors. The second and third floors will each contain two (2) dwelling units, for a total of four (4) simplex units. The proposed building will contain no commercial space. The applicant will provide six (6) on-site parking spaces at the rear of the lot. The total square footage of the proposed building is 7,146 square feet and the proposed building height is thirty-five feet six inches (35'6")

NO. 17926 (1st WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-818

Common Address: 1400 N Campbell

Applicant: Demetrios Pullos

Owner: Demetrios Pullos

Attorney: Law Offices 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 intends to construct a three (3) story residential building. The proposed building will contain three (3) dwelling units. The proposed lower dwelling unit will be a three (3) bedroom duplex unit that spans the basement and first floors. The upper two units will both be two (2) bedroom units. The applicant will provide three (3) onsite parking spaces at the rear of the property. The total square footage of the proposed building is 3790.99 square feet, and the proposed height is 37 feet 10 inches.

NO. 17929-T1 (1st WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-821

Common Address: 2550 West Fullerton Ave

Applicant: Sustainabuild LLC-2550 (Igor Petrushchak)

Owner: 2548 LLC

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: B3-1 Community Shopping District to B3-3 Community Shopping District

Purpose: To demolish the existing building and to build one new mixed-use building with commercial/ retail on the ground floor and 15 dwelling units on the upper floors; 15 parking spaces; approximately 4650 square feet of commercial space; height: 49.5"