

Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards

April 13, 2015
To be reported out April 15, 2015

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NO. A-8098 (11TH WARD) ORDINANCE REFERRED (3-12-15)
DOCUMENT # O2015-1328

OFFICE OF THE
CITY CLERK *ds*

Common Address: 4313-4343 S Halsted

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

NO. A-8088 (27TH WARD) ORDINANCE REFERRED (1/21/15)
DOCUMENT # O2015-136

PASS AS AMENDED

Common Address: 331-337 North Morgan St.

Applicant: Alderman Walter Burnett Jr.

Change Request: PMD-4A the Kinzie Planned Manufacturing District to M2-3 Light Industry District

NO. A-8092 (44TH WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT # O2015-141

Common Address: 712-716 W Diversey Parkway

Applicant: Alderman Thomas Tunney

Change Request: B1-3 Neighborhood Shopping District to RM6.5 Residential Multi-Unit District

NO.18185 (1ST WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #O2014-8024

PASS AS AMENDED

Common Address: 2328-2340 North California Ave

Applicant: Savoy R.E. Development (Enrico Plati)

Owner: Albany Bank and Trust Agreement #11-4664

Attorney: Katriina McGuire, Schain Banks

Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District and then to a Residential Business Planned Development

Purpose: To allow for a transit oriented development that is 5 stories tall with 56 dwelling units, 18 parking spaces and retail on the ground floor.

NO.18231 (17TH WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #O2014-9700

PASS AS AMENDED

Common Address: 6900-7058 South Ashland Ave

Applicant: DCR Management LLC (Suhail Fakouri)

Owner: DCR Management LLC (Suhail Fakouri)

Attorney: Law Office of Samuel VP Banks

Change Request: Business Planned Development No. 859 to Business Planned Development No. 859, as amended

Purpose: The applicant seeks an amendment to the Planned Development to permit packaged goods liquor sales within the existing retail shopping center with 235 on-site parking spaces. There are no dwelling units on site, and 165,806 square feet of commercial space is permitted on site. No new buildings are proposed and the height of the existing buildings will remain unchanged.

NO.18279 (22nd WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-63

PASS AS AMENDED

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. M1-2 Limited Manufacturing/Business Park District and C2-3 Motor Vehicle-Related Commercial District to the M1-2 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 M1-2 Limited Manufacturing/Business Park District

NO.18227 (27TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8815

PASS AS AMENDED

Common Address: 801-811 West Fulton Market and 222-232 North Halsted

Applicant: Dufrense Capital Partners LLC (See Application for list of LLC Members)

Owner: Dufrense Capital Partners LLC (See Application for list of LLC Members)

Attorney: DLA Piper LLC

Change Request: C2-5 Motor Vehicle Related District and C1-1 Neighborhood Commercial District to C2-5 Motor Vehicle Related District and then to a Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the C2-5 Motor Vehicle-Related Commercial District and C1-1 Neighborhood Commercial District to the C2-5 Motor Vehicle- Related Commercial District and then to a Business Planned Development to allow an approximately 7-story, 79'1 1"-tall commercial building containing up to 5.0 FAR, approximately 8,278 square feet of retail on the ground floor, approximately 59,447 square feet of office on floors 1-6, 12 parking spaces, a rooftop patio and accessory uses, as set forth in the enclosed project narrative and plans.

NO.18252-T1 (27TH WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9729

PASS AS TYPE 1 PLANS AMENDED

Common Address: 873 North Sedgwick Street/ 355-57 West Locust Street

Applicant: The Catholic Bishop of Chicago, Josephine Lucas, 873 Sedgwick LLC, North Avenue Investments LLC

Owner: The Catholic Bishop of Chicago, Josephine Lucas, 873 Sedgwick LLC, North Avenue Investments LLC

Attorney: Chico & Nunes

Change Request: B2-5 Neighborhood Shopping District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-5 Neighborhood Shopping District

Purpose: The existing buildings will be demolished. The zoning amendment is required in order to permit the construction of a new 6 story residential building containing fifty dwelling units and interior on-site parking for fifty eight vehicles.

Common Address: 6040-6060 N Western Ave; 6045-6109 North Artesian Ave

Applicant: Michael Roberts Enterprises Inc. and 5657 Broadway LLC (Robert Loquercio)

Owner: Z Frank, Inc., and CEF-98 Real Estate Properties LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to C2-2 Motor Vehicle related Commercial District and C2-2 Motor Vehicle related Commercial District to C2-3 Motor Vehicle Related Commercial District and then to a Business Planned Development

Purpose: The applicant seeks a zoning change to permit the development of a new building to house the existing automobile dealership. The new building will contain 182,127 square feet of commercial space and onsite parking will be provided for 222 vehicles. The proposed building will rise to a height of 64'-10". No Dwelling units are proposed

LARGE SIGNS OVER 100 FEET IN DIAMETER, 24 FEET ABOVE GRADE

Business ID Signs

Doc#	Ward	Location	Permit Issued To
Or2015-165	1	901 W Ashland	Pro Image
Or2015-162	1	1656 N Bosworth Ave	Lincoln Services
Or2015-164	1	1360 N Ashland Ave	Olympic Signs
Or2015-163	1	1184 N Milwaukee Ave	Sign Studio
Or2015-189	1	1656 N Bosworth Ave	Lincoln Services
Or2015-179	2	707 W Harrison St.	Volkan Signs & Lighting, Inc.
Or2015-178	2	1154 S Clark St.	Modern Signs Inc.
Or2015-177	2	1154 S Clark St.	Modern Signs Inc.
Or2015-171	2	1154 S Clark St.	Modern Signs Inc.
Or2015-186	2	1212 S Michigan Ave	All Right Sign Inc.
Or2015-114	11	431 W Pershing Road	Doyle Signs Inc.
Or2015-113	11	2601 S LaSalle St.	Doyle Signs Inc.
Or2015-119	12	3816 S Rockwell St.	AGI
Or2015-118	12	3816 S Rockwell St.	AGI
Or2015-121	12	2602 W. Pershing Road	AGI
Or2015-120	12	2602 W. Pershing Road	AGI
Or2015-117	13	5632 S Pulaski Rd	North Shore Signs
Or2015-187	17	7031 S Western Ave	Olympic Signs Inc.
Or2015-115	18	7601 S Cicero	Aurora Sign Company
Or2015-127	23	7131 W 60 th Street	Volkan Signs & Lighting, Inc.
Or2015-133	27	922 W Washington Blvd	Midwest Sign & Lighting
Or2015-185	28	2551 W Cermak Road	Aurora Sign Company
Or2015-191	29	6353 W Fullerton Ave	Landmark Sign Group
Or2015-100	30	2989 N Milwaukee Ave	Poblocki Sign Co.
Or2015-99	30	2989 N Milwaukee Ave	Poblocki Sign Co.
Or2015-169	32	2309 N Damen Ave	Lincoln Services
Or2015-159	42	121 N Jefferson	South Water Signs
Or2015-157	42	66 E Wacker	Bright Light Sign Co.
Or2015-156	42	322 W Hubbard St	Chicago Sign & Light Co.
Or2015-154	42	322 W Hubbard St	Chicago Sign & Light Co.
Or2015-138	42	840 N Michigan Ave	Applied Advertising
Or2015-182	42	430 S Michigan Ave	Van Bruggen Signs
Or2015-124	44	2828 N Clark St.	South Water Signs
Or2015-122	44	2828 N Clark St.	South Water Signs
Or2015-116	44	3301 N Ashland	Doyle Signs Inc.
Or2015-123	45	4301 N Cicero Ave	Doyle Signs Inc.
Or2015-146	47	3457 N Rockwell	Quantam Sign Corporation
Or2015-150	47	3457 N Rockwell	Quantam Sign Corporation
Or2015-148	47	3457 N Rockwell	Quantam Sign Corporation
Or2015-152	47	3457 N Rockwell	Quantam Sign Corporation
Or2015-125	50	6117 N Lincoln Ave	Identity Services LLC
Or2015-193	50	7300 N Western Ave	First Ad Comm

Business ID Signs Cont.

Doc#	Ward	Location	Permit Issued To
Or2015-40	2	707 W Harrison St.	Volkan Signs & Lighting, Inc.

Business ID Signs Direct Introductions

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Permit Issued To</u>
TBD	39	5836 N Pulaski Road	Corporate Identification Sol.
TBD	39	5836 N Pulaski Road	Corporate Identification Sol.
TBD	39	5836 N Pulaski Road	Corporate Identification Sol.

Substituted Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Permit Issued To</u>
O2015-1555	32	2444 N Elston Ave	Poblocki Sign Company PASS AS AMENDED
O2015-1499	32	1574 N Kingsbury St.	Olympic Signs PASS AS AMENDED

LANDMARK FEE WAIVERS

DOC# Or2015-151 (4th WARD) ORDER REFERRED (3-18-15)

Waiver of Building Permit Fees for the property located at 4915 S Washington Park

DOC# Or2015-139 (30th WARD) ORDER REFERRED (3-18-15)

Waiver of Building Permit Fees for the property located at 3718 N Springfield Ave