

**Summary of a Meeting**  
**Committee on Zoning, Landmarks & Building Standards**  
**Meeting of January 23, 2014**  
**To be reported out on February 5, 2014**

**MA-176 (MAYORAL APPLICATION) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT NO. A-2014-28**

To re-appoint Olga Camargo, Smita N. Shah, and Daniel Sih as member of the Chicago Plan Commission for terms effective immediately and expiring January 25, 2019

**MA-178 (MAYORAL APPLICATION) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT NO. A-2014-29**

To appoint Sol Flores as a member of the Zoning Board of Appeals for a term effective immediately and expiring July 1, 2015, to complete the unexpired term of Judy Martinez-Faye, who has resigned

**TAD-510 (29<sup>TH</sup> WARD) ORDINANCE REFERRED (11-20-13)**  
**DOCUMENT # O2013-9106**

To amend Title 17 Section 17-6-0404-F of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to **special use approval for recycling facilities in Planned Manufacturing District No. 15**

**NO. A-7942 (42<sup>ND</sup> WARD) ORDINANCE REFERRED (9-11-13)**  
**DOCUMENT # O2013-6536**

**Common Address:** East Hubbard Street; North Rush Street; East North Water Street; North Wabash Avenue  
**Applicant:** Alderman Brendan Reilly  
**Change Request:** Residential Business Planned Development No. 113 to Residential Business Planned Development No. 113, as amended

**PASS AS REVISED**

**NO. A-7971 (42<sup>ND</sup> WARD) ORDINANCE REFERRED (11-26-13)**  
**DOCUMENT # O2013-9203**

**Common Address:** 29-39 South LaSalle Street  
**Applicant:** Alderman Brendan Reilly  
**Change Request:** Business Planned Development No. 1026 to DC-16 Downtown Core District

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**NO. A-7938 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (9-11-13)**  
**DOCUMENT # O2013-6058**

**Common Address:** 1119 North Cleveland Street  
**Applicant:** Alderman Walter Burnett  
**Change Request:** Institutional Planned Development No. 695 to Institutional Planned Development No. 695, as amended

**PASS AS AMENDED AND REVISED**

**NO. A-7964 (26<sup>TH</sup> WARD) ORDINANCE REFERRED (11-13-13)**  
**DOCUMENT # O2013-8665**

**Common Address:** 1800-1856 North Lawndale Ave; 3701-3725 West Cortland Street; and 1801-1857 North Ridgeway Ave  
**Applicant:** Alderman Roberto Maldonado  
**Change Request:** Institutional Planned Development No. 733 to a T Transportation District; and Institutional Planned Development No. 733 to a C3-2 Commercial, Manufacturing and Employment District; and C3-2 Commercial, Manufacturing and Employment District to Institutional Planned Development No 733, as amended

**PASS AS REVISED**

**NO. A-7969 (25<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-13)**  
**DOCUMENT # O2013-9200**

**PASS AS AMENDED**

**Common Address:** 2259 South Damen Ave  
**Applicant:** Alderman Daniel Solis  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District

**NO. A-7957 (9<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-13)**  
**DOCUMENT # O2013-8635**

**Common Address:** 12475-83 South Michigan Avenue  
**Applicant:** Alderman Anthony Beale  
**Change Request:** RS-2 Residential Single-Unit (Detached House) to POS-1 Parks and Open Space District

**NO. A-7875 (6<sup>th</sup> WARD) ORDINANCE REFERRED (2/13/13)**  
**DOCUMENT # O2013-1343**

**Common Address:** 325-327 West 70<sup>th</sup> Place  
**Applicant:** Alderman Roderick Sawyer  
**Change Request:** M1-2 Limited Manufacturing/ Business Park District and B1-2 Neighborhood Shopping District to C2-1 Motor Vehicle Related Commercial District

**NO. 17890 (47<sup>th</sup> WARD) ORDINANCE REFERRED (11-20-13)**  
**DOCUMENT # O2013-9101**

**Common Address:** 4332 & 4340-4350 North Lincoln Ave  
**Applicant:** 4350 N Lincoln, LLC (See application for list of LLC members)  
**Owner:** 4350 N Lincoln, LLC (See application for list of LLC members)  
**Attorney:** Patrick Thompson  
**Change Request:** B1-2 Neighborhood Shopping District to B3-2 Community Shopping District  
**Purpose:** Use will be a restaurant, no dwelling units; 10 on site parking spaces; 7,019 sq.ft. of commercial space; height will not exceed 25'8

**NO. 17780 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (7/24/13)**  
**DOCUMENT # O2013-5510**

**PASS AS REVISED**

**Common Address:** 200-214 North Michigan Avenue  
**Applicant:** 200 North Michigan Holdings LLC (See application for list of LLC members)  
**Owner:** 200 North Michigan Holdings LLC (See application for list of LLC members)  
**Attorney:** Jack George of Schuyler, Roche & Crisham  
**Change Request:** DX-16 Downtown Mixed-Use District to a Residential Business Planned Development  
**Purpose:** Planned development of 45 story residential mixed use district

**NO. 17902-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (12-11-13)**  
**DOCUMENT # O2013-9423**

**Common Address:** 2750-52 N Elston Ave  
**Applicant:** Michael Loukas  
**Owner:** (See application for list of owners)  
**Attorney:** Paul Kolpak  
**Change Request:** M1-3 Limited Manufacturing/ Business Park District to B3-2 Community Shopping District  
**Purpose:** The proposed land use is a retail shopping center on the first floor, with second and third floor office use. There will be 25 parking spaces, 2 of which are accessible in the rear loading dock. There will be no dwelling units. The front yard will be from 0 to 70, and the rear and side yards will be 0.

**NO. 17891 (31<sup>st</sup> WARD) ORDINANCE REFERRED (11-20-13)**  
**DOCUMENT # O2013-9102**

**Common Address:** 4201 W Wrightwood  
**Applicant:** Mack Construction Services, LLC (Nancy Careon)  
**Owner:** Wrightwood Center, LLC  
**Attorney:** Richard Kruse  
**Change Request:** M1-2 Limited Manufacturing/ Business Park District to M2-1 Light Industry District  
**Purpose:** The applicant occupies 2,000 sq.ft. in the building and is in the business of selling construction materials

**NO. 17901 (30<sup>th</sup> WARD) ORDINANCE REFERRED (12-11-13)**  
**DOCUMENT # O2013-9422**

**Common Address:** 2733 North Marmora  
**Applicant:** Heritage Opportunity Fund LLC (John Thomas, Ronald Rassin, Paul Kolpak)  
**Owner:** Heritage Opportunity Fund LLC (John Thomas, Ronald Rassin, Paul Kolpak)  
**Attorney:** Paul Kolpak  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** Should the property be re-zoned the building will now have 4 dwelling units with 4 parking spaces, there will be no commercial space. There will be no change in building height nor square footage.

**NO. 17905 (28<sup>th</sup> WARD) ORDINANCE REFERRED (12-11-13)**  
**DOCUMENT # O2013-9426**

**Common Address:** 4422 W Madison Street  
**Applicant:** B&B Madison Entertainment Inc. (Bettie Johnson)  
**Owner:** B&B Madison Entertainment Inc. (Bettie Johnson)  
**Attorney:** N/A  
**Change Request:** B3-2 Community Shopping District to C1-1 Neighborhood Commercial District  
**Purpose:** Would be utilized as a tavern, property is a flat commercial unit also to maintain Banquet Hall License

**NO. 17666 (27<sup>th</sup> WARD) ORDINANCE REFERRED (2/13/13)**  
**DOCUMENT # O2013-784**

**PASS AS AMENDED AND PASS AS REVISED**

**Common Address:** 723-29 West Randolph Street  
**Applicant:** 725 Randolph LLC (See application for list of LLC members)  
**Owner:** 725 Randolph LLC (See application for list of LLC members)  
**Attorney:** Rolando Acosta  
**Change Request:** DX-7 Downtown Mixed Use District to Residential Business Planned Development  
**Purpose:** Development of a 31 –story building containing 190 dwelling units, approximately 7,500 sq. ft. of retail space. 234 parking spaces and one loading berth.

**NO. 17705 (27<sup>th</sup> WARD) ORDINANCE REFERRED (4/10/13)**  
**DOCUMENT # O2013-2476**

**PASS AS REVISED**

**Common Address:** 500-536 North Milwaukee, 806-834 West Grand Avenue; 500-522 North Green St, 501-517 North Green Street  
**Applicant:** Urban Form Investments LLC (Mike Breheny and Rajen Shastri)  
**Owner:** Irving and Marilyn Naiditch  
**Attorney:** John George  
**Change Request:** Residential Business Planned Development No. 1027 to Residential Business Planned Development No, 1027, as amended  
**Purpose:** To allow for construction of a mixed use development

**NO. 17818 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-11-13)**  
**DOCUMENT # O2013-6090**

**PASS AS REVISED AND PASS AS AMENDED**

**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. 17823-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-11-13)**  
**DOCUMENT # O2013-6095**

**PASS AS AMENDED – PLANS ONLY**

**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 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-11-13)**  
**DOCUMENT # O2013-6096**

**PASS AS AMENDED – PLANS ONLY**

**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 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-11-13)**  
**DOCUMENT # O2013-6097**

**PASS AS AMENDED – PLANS ONLY**

**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 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-11-13)**  
**DOCUMENT # O2013-6098**

**PASS AS AMENDED – PLANS ONLY**

**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. 17904-T1 (19<sup>th</sup> WARD) ORDINANCE REFERRED (12-11-13)**  
**DOCUMENT # O2013-9425**

**Common Address:** 11231-11235 South Western Ave  
**Applicant:** Smith Parking Project LLC (See application for list of LLC members)  
**Owner:** Smith Parking Project LLC and Birthright of Chicago  
**Attorney:** Donald Hemmesch  
**Change Request:** RS-1 Residential Single-Unit (Detached House) to B1-1 Neighborhood Shopping District  
**Purpose:** The site will be used as a non-required accessory parking lot containing a total of 26 parking spaces for the employees of Smith Village Senior Living,

**NO. 17895 (14<sup>th</sup> WARD) ORDINANCE REFERRED (12-11-13)**  
**DOCUMENT # O2013-9416**

**Common Address:** 5135 South Mobile Ave  
**Applicant:** Marian Plewa  
**Owner:** Marian Plewa  
**Attorney:** Paul Kolpak  
**Change Request:** RS-2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District  
**Purpose:** The existing 55 X 125.26 lot will be divided into 2 lots each being 27.5 X 125.26. Each lot will be built with a single family home with attached garages.

**NO. 17899-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (12-11-13)**  
**DOCUMENT # O2013-9420**

**Common Address:** 301-25 West 31<sup>st</sup> Street  
**Applicant:** Union Property Chicago LLC (Huan Yi Fang)  
**Owner:** Ricahrd Ferro  
**Attorney:** Thomas Moore  
**Change Request:** M1-3 Limited Manufacturing/ Business Park District to C1-3 Neighborhood Commercial District  
**Purpose:** New tenant would like to put a day care center into the 1 story brick vacant space of an existing warehouse and the existing auto repair shop will move to the West side of the building.

**NO. 17893 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (12-11-13)**  
**DOCUMENT # O2013-9414**

**Common Address:** 4240-58 South Wentworth Ave/ 4241-59 S Wells St. / 200-224 West 43<sup>rd</sup> St  
**Applicant:** Ultimate Gas & Mini Mart Inc. (Issak Sughayer)  
**Owner:** See Application Exhibit A for list of Owners  
**Attorney:** Law Offices of Mark J Kupiec & Assoc  
**Change Request:** B3-1 Community Shopping District to C1-1 Neighborhood Commercial District  
**Purpose:** Existing gas stations and retail stores will remain; the Applicant will construct additional retail building and a car wash (total of 20,150 SF); 35 parking spaces; height: 19'

**NO. 17792 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (7/24/13)**  
**DOCUMENT # O2013-5522**

**Common Address:** 1149-1167 North State Street **PASS AS REVISED**  
**Applicant:** Elm State Property (See application for list of LLC members)  
**Owner:** Division State Property and Elm State Property  
**Attorney:** Ed Kus of Shefsky & Froelich  
**Change Request:** DX-7 Downtown Mixed Use District to a Planned Development  
**Purpose:** A new building will contain 40 dwelling units and 80 on-site accessory parking spaces with approximately 4,200 square feet of ground floor retail space. The proposed building will be approximately 335' tall. An existing 2-story commercial building at 1163-67 N. State will remain.

**NO. 17833 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7544**

**PASS AS REVISED**

**Common Address:** 201-223 W Scott Ave and 1222-1230 N Wells Street

**Applicant:** Wells and Scott Development Partners LLC

**Owner:** 1600 North Milwaukee Ventures LLC

**Attorney:** Mara Georges, Daley & Georges

**Change Request:** C2-3 Motor Vehicle Related Commercial District to a Residential Business Planned Development

**Purpose:** A 6 story, 71 dwelling unit building with ground floor retail. Approximately 62' high. Approximately 122,496 s.f. building area, including and approximately 10,000 sq.ft. of ground floor retail space. 71 parking spaces

**NO. 17903 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (12-11-13)**  
**DOCUMENT # O2013-9424**

**PASS AS REVISED**

**Common Address:** 118-128 W Chicago Ave; 801-819 N LaSalle Ave

**Applicant:** Smithfield Chicago LaSalle LLC (See application for list of LLC members)

**Owner:** Smithfield Chicago LaSalle LLC (See application for list of LLC members)

**Attorney:** John George of Schuyler, Roche & Crisham

**Change Request:** Residential Business Planned Development No. 1219 to Residential Business Planned Development No. 1219, as amended

**Purpose:** To allow for residential development. Please see application Planned Development statements for further details

**NO. 17900 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (12-11-13)**  
**DOCUMENT # O2013-9421**

**Common Address:** 941 N Hoyne Ave

**Applicant:** Enda Raftery

**Owner:** Edward Nash, Victoria Sheil & Richard Anselmo

**Attorney:** Thomas Moore

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

**Purpose:** To divide a 50' zoning lot into two approximately 25.4' zoning lots. The existing lot at 941 N Hoyne Avenue will be made to comply with the zoning code as a 3 residential dwelling unit building. The lot at 943 N Hoyne Avenue will then build two unit residential dwelling unit building

**NO. 17897 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (12-11-13)**  
**DOCUMENT # O2013-9418**

**Common Address:** 913-925 North Hoyne  
**Applicant:** Mokin Investments LLC (Alex Troyanovsky and Felix Koltsov)  
**Owner:** Mokin Investments LLC (Alex Troyanovsky and Felix Koltsov)  
**Attorney:** Law Offices of Samuel VP Banks  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District

**Purpose:** The Applicant is seeking a zoning amendment in order to convert the existing church and school buildings located at the subject property to residential buildings. There is no proposed expansion of either existing building in terms of floor area or height. All of the proposed construction work will be contained within the existing structures. When the work is complete, the church building will contain ten (10) residential dwelling units and provide ten (10) parking spaces located in the building's basement. The school building will contain nine (9) residential dwelling units and provide nine (9) parking spaces located in the building's basement. The parcel consists of seven (7) lots of record totaling 17,542 square feet. The applicant proposes to divide the property into two (2) zoning lots when they file for building permits, with each lot totaling 8,771 square feet. The minimum lot area per unit standards will allow up to twenty-one (21) units per proposed zoning lot, while the applicant only proposes to construct ten (10) dwelling units on one zoning lot and nine (9) dwelling units on the other.

**NO. 17892-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (12-11-13)**  
**DOCUMENT # O2013-9413**

**Common Address:** 2740-44 West North Ave  
**Applicant:** BAS 1 Development LLC (Gary Levitas)  
**Owner:** BAS 1 Development LLC (Gary Levitas)  
**Attorney:** Law Offices of Mark J Kupiec & Assoc  
**Change Request:** B1-1 Neighborhood Shopping District to B3-3 Community Shopping District

**Purpose:** Demolish the existing building and build a new 4-story mixed-use building with commercial/retail on the ground floor (approximately 4,500 SF) and 15 dwelling units on the upper floors; 15 parking spaces; height: 49'-5"

**NO. 17896 (1<sup>st</sup> WARD) ORDINANCE REFERRED (12-11-13)**  
**DOCUMENT # O2013-9417**

**PASS AS AMENDED**

**Common Address:** 2413 W Fullerton  
**Applicant:** 2413 Fullerton LLC (Tomas Kleveta)  
**Owner:** 2413 Fullerton LLC (Tomas Kleveta)  
**Attorney:** Thomas Moore  
**Change Request:** B3-2 Community Shopping District and RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

**Purpose:** To erect a 4-story 47.2' high. 4 residential dwelling unit building with the 1<sup>st</sup> floor dwelling unit duplexing into the basement, no commercial space and a 4 car garage.



**Business ID Signs Direct Introductions**

<b>Doc#</b>	<b>Ward</b>	<b>Location</b>	<b>Sign Company</b>
	12	1958 West 35 <sup>th</sup> Street	Adnan David Electric
	25	977 W Cermak	Liberty Flags, Banners, Flagpoles
Or2013-791	28	1500 S Fairfield Ave	Custom Sign Consultants
	28	1500 S Fairfield Ave	Custom Sign Consultants
Or2013-789	42	700 N Michigan	Olympic Signs

**Advertising Off-Premise Sign Direct Introductions**

<b>Doc#</b>	<b>Ward</b>	<b>Location</b>	<b>Sign Company</b>
Or2013-790	46	4718 N Broadway	Lincoln Services