

Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
Meeting of April 26, 2016
To be reported out May 18, 2016

MA-222 (MAYORAL APPLICATION) APPOINTMENT REFERRED (A2016-42)
DOCUMENT NO. A-2016-42

Reappointment of Leslie F. Bond Jr. and Linda Searl as members of the Chicago Plan Commission

TAD-541 (14TH WARD) ORDINANCE REFERRED (2-10-16)
DOCUMENT NO. O2016-775

PASS AS AMENDED

Amendment of Municipal Code Chapter 13-12 to allow use of polycarbonate clear boarding to secure vacant residential buildings

TAD-544 (14TH WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT # O2016-1675

Amendment of Municipal Code Section 17-4-0207 by modifying use table and standards to include medical cannabis dispensing organizations within commercial districts

NO. A-8216 (15TH WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT # O2016-1711

Common Address: 2438-40 W 47th Street
Applicant: Alderman Raymond Lopez
Change Request: B3-2 Community Shopping District to RS3 Residential Single-Unit (Detached House) District

NO. A-8217 (19TH WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT # O2016-1713

Common Address: 3116 W 111th Street
Applicant: Alderman Matt O'Shea
Change Request: B1-1 Neighborhood Shopping District to B1-1.5 Neighborhood Shopping District

NO. A-8218 (26TH WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT # O2016-1714

Common Address: 2701-07 West Division St.
Applicant: Alderman Roberto Maldonado
Change Request: B1-1 Neighborhood Shopping District to B3-3 Community Shopping District

NO. A-8214 (44TH WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT # O2016-1650

Common Address: Clark Street from Diversey (2800 N) to Wellington (3000 N)
Applicant: Alderman Thomas Tunney
Change Request: To be designated as a Pedestrian Retail Street

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NO.18573-T1 (1st WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8033

PASS AS TYPE 1 PLANS AMENDED

Common Address: 2435-49 N Western Ave; 2361 W Altgeld

Applicant: 2435 N Western LLC

Owner: Network 2435 Western LLC

Attorney: Law Office of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District

Purpose: The applicant proposes a four-story masonry building containing 2830 sq.ft. of retail space at grade and a total of thirty-six (36) dwelling units. Thirty (30) on-site parking spaces will be located within the proposed building. The proposed building will be masonry in construction and will measure 49'8" in height. The Applicant will seek Variations to reduce the on-site parking requirement for the proposed building; to reduce the minimum lot area requirement; and to reduce the rear setback requirement. No loading will be provided; the Applicant will seek a loading Variance

NO. 18647 (2nd WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-638

Common Address: 56 W. Huron St., Chicago, IL

Applicant: 56 W. Huron LLC

Owner: The Michael Flowers Living Trust, Dated April 24, 2014

Attorney: Law Offices of Samuel V.P. Banks

Change Request: DX-5 Downtown Mixed-Use District to DX-7 Downtown Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new thirteen-story all residential building at the subject site. The existing one-and-two story building will be razed. The proposed building will contain a total of eleven (11) dwelling units. A residential lobby and interior parking for eleven (11) vehicles will be located at grade level with the dwelling units located above (Floors 2 thru 13). The new proposed building will be masonry glass and steel in construction and measure 154'-11" or less in height.

NO. 18692 (2nd WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1617

Common Address: 1620 W Pierce

Applicant: Natalie Boitchouk

Owner: Natalie Boitchouk

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is proposing to permit a one-story rear addition to the existing three-story single family home at the subject property. The existing single family home will otherwise remain without change. The existing building height will remain without change. Two (2) onsite garage parking spaces will remain located at the rear of the subject lot.

NO. 18686 (9th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1611

Common Address: 401 East 103rd Street
Applicant: Sun Park
Owner: Sun Park
Attorney: Gordon & Pikarski
Change Request: RS3 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District
Purpose: The applicant will use the existing approximately 6,125 sq.ft. building as a resturant. The building will maintain the existing onsite parking and height

NO. 18688 (20th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1613

Common Address: 6731 S St. Lawrence
Applicant: Chris Amatore
Owner: Chris Amatore
Attorney: Gordon & Pikarski
Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: the property will be used as two residential dwelling units. Two onsite parking spaces will be provided for the project. No commercial space is proposed by the project. The building will maintain its existing height

NO. 18713 (25th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1638

Common Address: 1823 S Carpenter St.
Applicant: 1823 S Carpenter LLC
Owner: 1823 S Carpenter LLC
Attorney: Thomas Moore
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District
Purpose: In order to allow for the construction of 2 residential dwelling units with a 2 car detached garage

NO. 18700 (25th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1625

Common Address: 2108 W 18th Place
Applicant: Ascher LLC
Owner: Ascher LLC
Attorney: Rolando Acosta
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-4.5 Multi Unit District
Purpose: Construct a three and a half story, 38 foot tall building containing three residential units and three parking spaces

NO. 18711 (26th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1636

Common Address: 1501-1505 N Fairfield Ave
Applicant: 2315 Kenneth LLC
Owner: 2315 Kenneth LLC
Attorney: William JP Banks, Schain Banks
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: To allow for the proposed construction of a 3 story building with 6 residential dwelling units with 6 parking spaces

NO. 18664-T1 (27th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-655

PASS AS AMENDED

Common Address: 2110 W. Washington St.
Applicant: Lionstone LLC, Series 2110
Owner: Lionstone LLC, Series 2110
Attorney: Thomas S. Moore
Change Request: RT-4 Residential Two Flat, Townhouses, and Multi-Unit District to RM5 Residential Multi-Unit District
Purpose: In order to construct a new 4 story, 4 residential dwelling unit building with 4 parking spaces. The height of the building will be 47'

NO.18493 (27th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6384

PASS AS REVISED

Common Address: 111-19 S Peoria Street; 110-20 South Green Street
Applicant: LG Development Group LLC
Owner: Victor J Cacciatore Revocable Trust & Charlotte R. Cacciatore Revocable Trust
Attorney: Michael Ezgur
Change Request: DS-3 Downtown Service District to DX-5 Downtown Mixed-Use District and then to a Residential Business Planned Development
Purpose: Development of a nine story plus penthouse. 115 feet tall, residential building, consisting of 95 residential dwelling units. 99 parking spaces and one loading berth.

NO. 18642 T1 (27th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-617

TYPE 1 PLANS AMENDED

Common Address: 847-861 North Larrabee St., Chicago, IL
Applicant: Affito Domus Vendita LLC
Owner: Affito Domus Vendita LLC
Attorney: Law Offices of Samuel V.P. Banks
Change Request: B2-5 Neighborhood Mixed-Use District to a B2-5 Neighborhood Mixed-Use District
Purpose: The Applicant is seeking to amend the previously approved Type 1 Rezoning in order to redevelop the subject property (Parcel 1 and Parcel 2) with two (2) new mixed-use buildings, pursuant to a new set of plans. Pursuant to the new proposed plans, Parcel 1 will be redeveloped with a new four-story mixed-use building, which will contain three (3) commercial spaces (1,072 sq ft; 3,042 sq ft, and 959 sq ft) and thirty eight (38) interior parking spaces, at grade level, with forty-two (42) dwelling units – above (on Floors 2 thru 4). Parcel 2 will be redeveloped with a new four-story mixed use building which will contain one commercial space (824 sq ft) and one dwelling unit, at grade level, and six (6) dwelling units- above (on Floors 2 thru 4) – for a total of seven (7) dwelling units. Exterior parking for three (3) vehicles will also be provided, at the rear of Parcel 2. Each new proposed building will be masonry and glass in construction and measure 47'-6" in height.

NO. 18666 T1 (27th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-657

TYPE 1 PLANS AMENDED

Common Address: 710-716 N. Racine
Applicant: 710 Racine LLC
Owner: 710 Racine LLC
Attorney: William J.P. Banks
Change Request: RS-3 Residential Single-Unit (Detached House) District and M1-2 Limited Manufacturing/Business Park District to B2-3 Neighborhood Mixed-Use District
Purpose: To allow for a proposed 5 story 15 dwelling unit building with 15 parking spaces. The height of the building will be 53'2" with no commercial space.

NO. 18691-T1 (27th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1616

Common Address: 863 N Orleans St
Applicant: Blitz Lake 3d LLC; TJ Tully LLC; Eric Rothner
Owner: Blitz Lake 3d LLC; TJ Tully LLC; Eric Rothner
Attorney: Law Office of Samuel VP Banks
Change Request: C1-2 Neighborhood Commercial District to C1-5 Neighborhood Commercial District
Purpose: The Applicants are seeking a zoning change in order to permit the construction of a new six-story office/retail building, at the subject site. The new proposed building will contain approximately 3,700 square feet of retail space at grade level. With approximately 11,700 square feet of office space, located on each of Floors 2 thru 6. Due to its immediate proximity to the Chicago (Brown Line) CTA Station, and pursuant to the Transit Oriented Development Ordinance, as amended, the new proposed building will contain a total of thirty-two (32) interior parking spaces, between the lower level (basement) and grade level. The new proposed building will be glass, masonry and steel, in construction and will measure 76'-0" in height.

NO. 18703-T1 (27th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1628

TYPE 1 PLANS AMENDED

Common Address: 715-17 N Milwaukee Ave/ 701-09 N Morgan/ 963-65 W Huron St.
Applicant: Contemporary Concepts
Owner: 713-15 N Milwaukee LLC
Attorney: Rolando Acosta
Change Request: C1-3 Neighborhood Commercial District to B2-5 Neighborhood Shopping District
Purpose: six story, 65 ft in height mixed se building containing 25 residential dwelling units approximately 1,500 sq.ft. retail/ commercial space on the ground floor, thirteen parking spaces and no loading berth

NO. 18680 (30th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1605

Common Address: 3428-30 N Lawndale Ave
Applicant: Krystyna and Tadeusz Kawula
Owner: Krystyna and Tadeusz Kawula
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: To demolish the existing building and build a new 3 story, 6 dwelling unit residential building; 6 parking spaces; no commercial space; 3 story, within the max height of 45 feet

NO. 18687 (30th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1612

Common Address: 3116-18 North Central Park Ave
Applicant: Wieslawa Kozielski
Owner: Santiago and Jose Estrella
Attorney: Gordon & Pikarski
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: The property will be subdivided with the resulting northern lot maintaining the existing four dwelling unit building. The northern lot will maintain its current parking and the southern lot will provide three parking spaces. No commercial is proposed. The northern lot will maintain its existing height and the southern lot will be less than 45 feet

NO. 18716 (30th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1641

Common Address: 3800 W Diversey
Applicant: Berenstain Properties LLC
Owner: Berenstain Properties LLC
Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz, Ltd.
Change Request: B1-1 Neighborhood Shopping District to RM4.5 Residential Multi-Unit District
Purpose: The applicant proposes to rezone the property to allow for the conversion of the ground floor commercial unit to a residential dwelling unit with an additional parking space for the new residential unit. The existing 3 residential dwelling units on the second floor will remain for a total of 4 dwelling units in the existing 2 story building..

NO. 18709 (30th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1634

Common Address: 3740-3742 W Addison St
Applicant: Naoko Fukushima
Owner: Naoko Fukushima
Attorney: William JP Banks, Schain Banks
Change Request: RS2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District
Purpose: To allow for the proposed construction of 2 single family homes on 2 lots

NO. 18682 (31st WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1607

Common Address: 3008-10 N Central Ave
Applicant: Kazmierz Bachula
Owner: Kazmierz Bachula
Attorney: Law Office of Mark Kupiec & Associates
Change Request: B3-2 Community Shopping District to B2-2 Neighborhood Mixed-Use District
Purpose: To build a new 3 story, 6 dwelling unit residential building; 6 parking spaces; no commercial space; 3 story, height: 40'

NO. 18695-T1 (34th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1620

Common Address: 11901 S Loomis

Applicant: Raven's Place , LLC dba Universal Entertainment Center

Owner: Christ Universal Temple Inc., an IL not-for-profit corporation

Attorney: Law Office of Samuel VP Banks

Change Request: M2-2 Light Industry District to C3-2 Commercial, Manufacturing and Employment District

Purpose: The Applicant is seeking to establish a banquet hall within the existing one-story building located at the subject property. The existing building will be adapted and reused, but no building additions are proposed at this time. The building will remain 18' in height. Onsite parking for 233 cars will be provided to support the banquet hall use. No residential units are proposed as part of this application

NO. 18683 (35th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1608

Common Address: 3535-39 W Wrightwood Ave

Applicant: Southern Holdings Inc.

Owner: Southern Holdings Inc.

Attorney: Thomas Moore

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

Purpose: To convert the existing two front residential dwelling units from residential use to a day care facility and keep the rear residential dwelling unit as existing there will be six parking spaces and a pick up / drop off loading zone.

NO. 18717 (37th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1642

Common Address: 629 N Leamington

Applicant: Donald Temple

Owner: Donald Temple

Attorney: N/A

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

Purpose: Three unit apartment building, 39 feet high with 3 parking spaces

NO. 18701 (38th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1626

Common Address: 6001-09 W Lawrence Ave; 4744-58 N Austin Ave

Applicant: Lawrence / Austin Associates, LLC

Owner: Lawrence / Austin Associates, LLC

Attorney: Michael Ezgur

Change Request: B2-3 Neighborhood Mixed-Use District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: the subject property consisting of 21,248 sq.ft. is currently vacant land. The applicant proposes to construct 12 townhouses with 24 parking spaces. The height of the buildings will be 37 feet

NO. 18699 (43rd WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1624

Common Address: 2577-79 N Clark
Applicant: Shiner Capital Partners LLC
Owner: Bannister Investments Ltd
Attorney: Kevin Wolfberg, Schain Banks
Change Request: B1-2 Neighborhood Shopping District to B3-2 Community Shopping District
Purpose: To allow for a proposed general restaurant use in an existing building

NO.18266 (45th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-50

PASS AS AMENDED AND REVISED

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. 18676-T1 (45th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1601

AMENDED TO TYPE 1

Common Address: 5629 W Higgins Ave
Applicant: Wojciech Lejman
Owner: Wojciech Lejman
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: To demolish the existing buildings and build a new 2 story, 5 dwelling unit residential building; 5 parking spaces: no commercial space; 2 story Height 29'

NO. 18679-T1 (46th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1604

Common Address: 927-931 W Irving Park Road
Applicant: 927 W Irving, Inc
Owner: 927 W Irving, Inc
Attorney: Thomas Moore
Change Request: B2-2 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District
Purpose: Five story, TOD building with 28 residential dwelling units and no commercial space. There will be 14 parking spaces and one 10 x 25' 14' loading berth. The height of the building will be 65 feet

NO. 18707 (47th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1632

Common Address: 3328-3330 N Lincoln Ave and 3325-3327 N Paulina Ave

Applicant: Sara Sasha Hanning

Owner: JBL Reality LLC

Attorney: Carol Stubblefield

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

Purpose: This is an existing mixed-use, 3-story building with commercial/retail space on the ground floor and residential dwelling units above grade. No changes will be made to the residential dwelling units. Applicant proposes to lease approximately 1,200 SF of commercial retail space in the existing building to operate a massage and acupuncture business. No parking spaces are required.

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

Business ID Signs

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
Or2016-206	2	1800 N Clybourn	Ad Deluxe Sign Co.
Or2016-220	19	3504 W 111 th ST.	HM Witt & Co.
Or2016-227	21	1045 W 95 th	AD Deluxe Sign Co.
Or2016-226	21	1045 W 95 th	Ad Deluxe Sign Co.
Or2016-228	21	1045 W 95 th	Ad Deluxe Sign Co.
Or2016-229	21	1045 W 95 th	Ad Deluxe Sign Co.
Or2016-221	22	3535 W 26 th ST	Awning USA
Or2016-217	27	872 N Franklin St.	Right Way Sign LLC
Or2016-209	36	2554 N Narragansett	Neon Prism Electric Sign Co.
Or2016-208	39	4750 N Pulaski Rd	MySignGuy.Com
Or2016-210	42	20 W Kinzie	Olympic Signs
Or2016-212	43	2540 N Lincoln Ave	AD Deluxe Sign Co. Inc
Or2016-230	44	3425 N Halsted St.	Chicago Sign & Light Co.
Or2016-207	48	1145-47 W Granville	Lincoln Services