

Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
Meeting of November 13, 2014

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CITY CLERK *ad*

NO. MA-188 (MAYORAL APPLICATION AND 42ND WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT # O2014-8402

To amend Title 17-12-1005 and to add section 17-12-1104 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *the establishment of the Chicago River Corridor Special Sign District*

NO. TAD-528 (14TH WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT # O2014-8106

PASS AS AMENDED

To amend Title 17-9-0129 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *Medical Cannabis dispensing organizations and cultivation centers*

NO. A-8048 (47TH WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT # O2014-8750

Common Address: 4416 N Winchester Ave
Applicant: Alderman Ameya Pawar
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RS3 Residential Single-Unit (Detached House) District

NO. A-8047 (47TH WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT # O2014-8749

Common Address: 3911 N Leavitt Street
Applicant: Alderman Ameya Pawar
Change Request: RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RS3 Residential Single-Unit (Detached House) District

NO. A-8046 (47TH WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT # O2014-8748

Common Address: 3615 North Marshfield Ave
Applicant: Alderman Ameya Pawar
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RS3 Residential Single-Unit (Detached House) District

NO. A-8037 (46TH WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT # O2014-6874

Common Address: 4700-4900 North Broadway, 1100-1230 West Lawrence; 4700-4800 North Racine
Applicant: Alderman James Cappleman
Change Request: To Designate a Pedestrian Street

NO. A-8045 (40TH WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT # O2014-8747

Common Address: 5032-44 North Rockwell Street and 2600-10 West Winnemac Ave
Applicant: Alderman Patrick O'Connor
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RS3 Residential Single-Unit (Detached House) District

NO. A-8043 (30th WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT # O2014-8745

Common Address: 3600-56 West Belmont Ave
Applicant: Alderman Ariel Reboyras
Change Request: B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

NO. A-8042 (30th WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT # O2014-8744

Common Address: 3701-21 West Belmont Ave
Applicant: Alderman Ariel Reboyras
Change Request: B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

NO. A-8041 (28th WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT # O2014-8743

Common Address: 2300-22 West Flournoy Street; 2301-43 West Flournoy Street; 702-754- South Claremont Ave; 701-755 South Claremont Ave; 608-754 South Oakley Blvd; 2300-44 West Polk St; 800-04 South Oakley Blvd.
Applicant: Alderman Jason Ervin
Change Request: RM-5 Multi Unit District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8049 (28th WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT # O2014-8742

Common Address: 2300-40 West Harrison Street; 500-14 South Oakley Boulevard; 500-14 South Claremont Ave; 501-15 South Claremont Ave
Applicant: Alderman Jason Ervin
Change Request: C1-3 Neighborhood Commercial District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8040 (24th WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT # O2014-8741

Common Address: 907-911 South Kedzie Ave
Applicant: Alderman Michael Chandler
Change Request: C1-2 Neighborhood Commercial District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8030 (13th WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT # O2014-7946

Common Address: 5942 West 63rd Place
Applicant: Alderman Marty Quinn
Change Request: RS2 Residential Single-Unit (Detached House) to RS1 Residential Single Unit

NO.18122 (46th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5809

Common Address: 932-40 W. Dakin St.
Applicant: MRR 932 W. Dakin LLC (See Application for list of LLC Members)
Owner: MRR 932 W. Dakin LLC (See Application for list of LLC Members)
Attorney: Rolando Acosta
Change Request: RM-5 Multi Unit District to B2-3 Neighborhood Mixed-Use District
Purpose: Reuse of existing two and three story building for 18 residential dwelling units with 9 parking spaces and no loading herths.

NO.18188 (44th WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8027

Common Address: 3851 N Southport
Applicant: 3851 N Southport LLC
Owner: 3851 N Southport LLC
Attorney: Thomas Moore
Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: Applicant proposes to add to the existing three-story, one commercial unit, five residential limit building and to allow for the addition of a sixth, three-story residential dwelling unit to the rear of the building. The height of the addition will be 32 feet. The height of the existing building will remain the same at 36 ft. The existing commercial space and the existing two indoor parking spaces will remain the same

NO.18189 (44th WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8028

Common Address: 1342 West Henderson
Applicant: Phoebe and Michael Nitekman
Owner: Phoebe and Michael Nitekman
Attorney: Thomas Moore
Change Request: RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District
Purpose: Applicant proposes to add a one story breezeway addition and third floor addition to the existing 2 story single family home and increase the height of the building from 30 ft.- 2 in. to 40 ft. - 8 in. Parking will remain the same with the existing rear two car detached garage.

NO.18178 (41st WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8017

Common Address: 6419-6425 W Touhy Ave; 7149-57 N Caldwell Ave
Applicant: 6421 Touhy LLC (Bart Przyjemski)
Owner: 6421 Touhy LLC (Bart Przyjemski)
Attorney: Law Office of Samuel VP Banks
Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: The applicant seeks a zoning change to permit the conversion of 6 ground floor commercial units to residential use in an existing 4-story building containing 18 residential units with 30 on-site parking spaces. After the conversion there will be a total of 24 residential units There is no commercial space proposed. The 30 on-site parking spaces will remain and the height of the building will remain unchanged.

NO.18192 (31ST WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8038

Common Address: 4816 West Cornelia
Applicant: Dawn Wolf
Owner: Dawn Wolf
Attorney: Rashida Jackson
Change Request: RS3 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District
Purpose: Parking for 20 cars for business located at 3500-04 North Cicero

NO.18142-T1 (28TH WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6783

TYPE 1 PLANS AMENDED

Common Address: 2412-2416 West Cermak Road
Applicant: Jorge Jimenez
Owner: Jorge Jimenez
Attorney: Law Office of Samuel VP Banks
Change Request: M2-3 Light Industry District and B1-1 Neighborhood Shopping District to B1-1 Neighborhood Shopping District
Purpose: The applicant seeks a zoning change to permit additional commercial uses that are not permitted in the current zoning district, and to create a zoning lot that does not have a split zoning. There are no dwelling units proposed. The applicant proposes a new strip mall containing 5,377 square feet of commercial space to serve a restaurant and other retail uses. Parking will be provided for 19 vehicles with one of the spaces dedicated for people with disabilities. The height of the building will be 23'-0"

NO.18182 (27TH WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8021

Common Address: 2020-2024 West Adams; 127-139 South Seeley
Applicant: JSF Real Estate LLC- Westside- Adams West Series; and Amphitheatre LLC – Series Westside- Adams West
Owner: JSF Real Estate LLC- Westside- Adams West Series; and Amphitheatre LLC – Series Westside- Adams West
Attorney: Mara Georges/ Adam Penkhus, Daley and Georges
Change Request: RM-5 Multi Unit District to C1-3 Neighborhood Commercial District
Purpose: The proposed non-accessory parking lot will provide for approximately 35 parking spaces

NO.18183 (27TH WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8022

Common Address: 2014-2016 West Adams
Applicant: JSF Real Estate LLC- Westside- Adams West Series; and Amphitheatre LLC – Series Westside- Adams West
Owner: JSF Real Estate LLC- Westside- Adams West Series; and Amphitheatre LLC – Series Westside- Adams West
Attorney: Mara Georges/ Adam Penkhus, Daley and Georges
Change Request: RM-5 Multi Unit District to C1-3 Neighborhood Commercial District
Purpose: The proposed non-accessory parking lot will provide for approximately 25 parking spaces

NO.18145-T1 (26TH WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6786

Common Address: 1754-58 North Central Park Ave; 1755-57 North Monticello

Applicant: Indeco Holdings, Inc.

Owner: Nancy Y. Franco-Maldonado, Not Personally. Owner Maldonado Trust Dated December 26, 2012

Attorney: Daniel G Lauer

Change Request: M1-1 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To allow for the construction of eight (8) new townhomes. There will be a two car garage for each townhome. The footprint of each townhome will be 24 feet 9 3/4 inches by 31 feet. The height of each townhome will be 38 feet high, as defined by City code

NO.18174 (26TH WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8013

Common Address: 3434 W Armitage

Applicant: Dino Steve Gardiakos

Owner: Stathes and Penelope Gardiakos

Attorney: Dean Maragos

Change Request: B3-1 Community Shopping District to B3-2 Community Shopping District

Purpose: to build a four story mixed use building with three dwelling units, five parking spaces and approximately 1,767 sq.ft. of commercial space

NO.18187 (24TH WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8026

Common Address: 3300-3330 West Ogden Ave

Applicant: Legacy Charter School

Owner: Please see application for list of owners

Attorney: John Lawlor

Change Request: C1-2 Neighborhood Commercial District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: As a new elementary school providing approximately 23 classroom, gym, administrative offices, cafeteria and accessory facilities including landscaped grounds and surface parking.

NO.18175-T1 (14TH WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8014

Common Address: 5248 S Kedzie Ave

Applicant: Wayne Schnell

Owner: Wayne Schnell

Attorney: Law Office of Samuel VP Banks

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The applicants seeks a zoning change to permit the conversion of a ground floor commercial unit to a residential use in a building containing 2 dwelling units on the ground floor with 1 dwelling unit on the second floor. After the conversion is complete the building will contain 3dwelling units on the ground floor with one dwelling unit on the second floor for a total of 4 residential units with no commercial space. There are 2 existing on-site parking spaces that will remain, and the height of the existing building will remain unchanged at 24'-0".

NO.18180 (6THWARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8019

Common Address: 8050 South Dr. Martin Luther King Drive

Applicant: L & V Brown Trust No. 001 (Vera Brown)

Owner: L & V Brown Trust No. 001 (Vera Brown)

Attorney: Law Office of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-2 Neighborhood Commercial District

Purpose: The applicant seeks a zoning change to legalize the existing non-conforming ground floor commercial unit. The building contains 4 residential units on floors 2 and 3, with one ground floor commercial unit. The ground floor commercial space contains approximately 2,100 square feet. There are 3 on-site parking spaces provided in a garage at the rear of the lot, and the height of the existing building will remain unchanged.

NO.18198 (4THWARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8045

Common Address: 3405-07 S Prairie

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

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

Attorney: Thomas Moore

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

Purpose: Applicant proposes to build a three story building with three residential dwelling units and 3 outdoor parking spaces situated in the rear of the building on the existing vacant land. The proposed height of the building will be 36 feet.

NO.18194-T1 (3rd WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8040

Common Address: 2540 South Wabash

Applicant: Koziel, LLC (See Application for list of LLC Members)

Owner: Koziel, LLC (See Application for list of LLC Members)

Attorney: Neal & Leroy

Change Request: M1-3 Limited Manufacturing/Business Park District to C1-5 Neighborhood Commercial District

Purpose: The Applicant proposes to redevelop the existing building into a Kozy Cyclery retail sales and repair shop

NO.18113-T1 (1st WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5800

Common Address: 2435-37 West Homer Avenue

Applicant: Capricorn Real Estate Group, L.L.C. (Maria Whipple and Tomaz Petelski)

Owner: The NERN Trust No.1

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 , height 47'

VOLUNTARY TYPE 1

NO.18115-T1 (1st WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5802

TYPE 1 PLANS AMENDED

Common Address: 1501 W Grand Ave
Applicant: Elizabeth Sciliano
Owner: Elizabeth Sciliano
Attorney: Lou Weinstock
Change Request: M1-2 Limited Manufacturing/ Business Park District to RM-5 Multi Unit District
Purpose: Residential property with (1) one unit; (2) two car garage, 38'0" building height, three stories.

NO.18179 (1st WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8018

Common Address: 1740 W Erie St
Applicant: Joseph Tomaska
Owner: Joseph Tomaska
Attorney: Thomas Raines
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: To allow for the completion of a Single Family Home that exceeds the Bulk limits set forth in the current RS-3 district (FAR & Height). The Single Family Home will be 4,369 square feet and 36 feet in height with a detached 2 car garage

NO.18181-T1 (1st WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8020

TYPE 1 PLANS AMENDED

Common Address: 2505 W Fullerton Ave
Applicant: EZMB, LLC (Zdzslaw Banys)
Owner: EZMB, LLC (Zdzslaw Banys)
Attorney: Daniel Lauer
Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: This zoning change is for purposes of constructing a three (3) residential dwelling unit building, consisting of one duplex-down unit, a simplex unit, and a duplex-up unit, with three (3) garage parking. The footprint of the building shall be approx. 21 feet by 72 feet in size and the building shall be 46 feet 6 inches high (a four story building with a basement), as defined by City Zoning Code

NO.18184-T1 (1st WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8023

Common Address: 2301 N Campbell and 2305 N Campbell Ave
Applicant: EZMB, INC.
Owner: EZMB, INC. and Susanna Christina Duecker
Attorney: Daniel Lauer
Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The Applicant intends to construct a residential two-flat with a three car garage at 2301 North Campbell. The residential two-flat residence will be 26 feet 3 inches by 66 feet in size and the height of the two-flat shall be 26 feet 6 inches high. There will be no changes to the existing two (2) dwelling unit building located at 2305 North Campbell

NO.18191 (1st WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8036

Common Address: 2344 West Huron

Applicant: Paul Kulisz

Owner: Paul Kulisz

Attorney: NA

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

Purpose: The property will continue to be a 2 unit owner occupied property with 2 car parking. The addition will be a third floor added to the two story building along with rebuilding of rear porch. The building height to the bottom of the roof joist is to be approximately 34.5 feet

NO.18195 (1st WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8041

Common Address: 1552 West Chicago Ave

Applicant: VSOP Properties LLC

Owner: VSOP Properties LLC

Attorney: Bernard Citron

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

Purpose: Applicant will use the property to operate an approximately 6,000 square foot. 2-story recording studio with 3 parking spaces in the rear parking lot for producing and recording music.

LARGE SIGNS OVER 100 FEET IN DIAMETER, 24 FEET ABOVE GRADE
Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Permit Issued To</u>	
O2014-8105	12	3900 S Ashland Ave	North Shore Sign	PASS AS AMENDED
O2014-8107	12	3145 S Ashland Ave	All American Sign Co.	PASS AS AMENDED