

MEETING
OF THE
COMMITTEE ON ZONING
LANDMARK & BUILDING
STANDARDS

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TUESDAY, JULY 9, 2019, AT 10:00 AM
COUNCIL CHAMBERS, 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. Public Commentary
- IV. New Business
- V. Adjournment

Each person participating in public comment shall have up to four minutes to address all items on the agenda during the public comment period. The committee will not conduct separate public comment for each agenda item.

Items on this Agenda
Appear in Reverse Numerical Order
According to Ward

NO. 20037 (48th WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #02019-4018

Common Address: 5661 N Glenwood Ave

Applicant: Lee Baker

Owner: Lee Baker

Attorney: Law Offices of Samuel VP Banks, Sara Barnes

Change Request: RS3 Residential Single Unit (Detached House) District to RM4.5 Residential Multi Unit District

Purpose: The Applicant is seeking a Zoning Map Amendment in order to permit the preservation and rehabilitation of the existing (non-conforming) two-story single-family residence and attached one-story garage, at the subject property. The proposed rehabilitation plan calls for the erection of a new one-story vertical (infill) addition, above the one-story attached garage. The proposed Zoning Amendment is required in order to bring the existing non-conforming conditions into compliance, under the current Zoning Ordinance, and to permit the construction of the proposed one-story addition. There is and will continue to be onsite parking for one (1) vehicle. The newly rehabilitated and expanded building will be masonry (brick) and stucco in construction and will measure 30 feet-0 inches (approximately) in height.

NO. 20042 (42nd WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #02019-4023

Common Address: 300 N Michigan Ave

Applicant: 300 N Michigan LLC

Owner: 300 N Michigan LLC

Attorney: DLA Piper

Change Request: DX-16 Downtown Mixed Use District to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the DX-16 Mixed-Use District to a Residential-Business Planned Development to permit the construction of one 47-story residential and hotel building over a retail podium containing 280 hotel rooms, 290 residential units, 26 parking spaces and accessory and incidental uses.

NO. 20030 (36th WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #02019-3836

Common Address: 6047-49 W Addison Street

Applicant: 6043 Addison Inc/ DBA New Wash U Coin Laundry

Owner: 6043 Addison Inc/ DBA New Wash U Coin Laundry

Attorney: Paul Kolpak

Change Request: B1-1 Neighborhood Shopping District and B3-1 Community Shopping District to B3-1 Community Shopping District

Purpose: The existing laundromat consists of 2,471 square feet. The proposed use will expand this by 827 sq. ft into the existing adjacent commercial space, resulting in a total of 3,298 sq ft. There will be no exterior changes to the existing building. All changes will occur as interior alterations. No residential dwelling units There will be 12 parking spaces. The height of the building is 15 feet 4 inches.

NO. 20040 (36th WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #02019-4021

Common Address: 5642 West Grand Ave

Applicant: Blankenship Movers, Inc.

Owner: Cesar Sanchez

Attorney: Thomas Moore

Change Request: B3-1 Community Shopping District to C2-1 Motor Vehicle Related Commercial District

Purpose: The applicant wishes to allow the open yard area as outdoor, uncovered storage for 10-12 commercial moving vehicles and 5 employee parking stalls serving the moving company use in the existing 2-story building. The existing 2-story building, 28.0' in height, has 1 ground-floor commercial space (approx. 2,232 sq. ft.), and existing rear yard accessory building will remain the same. There are no residential dwelling units

NO. 20041 (32nd WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #02019-4022

Common Address: 3150 N Racine

Applicant: Belray Limited Partnership

Owner: Belray Limited Partnership

Attorney: Steve Friedland

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-5 Neighborhood Mixed Use District, and then to a Planned Development

Purpose: Applicant proposes to construct an addition to the existing building to provide a total of 105 SRO units, provided that up to three of those units may be one-bedroom dwelling units. No parking spaces will be provided. The height of the building will be 48'3".

NO. 20044-T1 (32nd WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #S02019-4002

Common Address: 1860 N Milwaukee Ave

Applicant: 1860 Milwaukee LLC

Owner: 1860 Milwaukee LLC

Attorney: Richard Toth

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

Purpose: To allow the issuance of business licenses for retail sales of tobacco with accessory cigar lounge for an existing, one-story building. No dwelling units. No parking spaces (existing condition). Approximately 4,400 sq. ft. of commercial space. 16 ft. high.

NO. 20027-T1 (29th WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #02019-3813

Common Address: 1819 N Major Ave; 1812 N Central Ave

Applicant: Whitecap Lofts LLC

Owner: Whitecap Lofts LLC

Attorney: Meg George

Change Request: M1-2 Limited Manufacturing/ Business Park District to C3-5 Commercial, Manufacturing and Employment District

Purpose: Applicant is proposing to renovate the existing building to allow for commercial uses. No expansions to the existing building are proposed; no height increases or building footprint increases are proposed. The total amount of commercial space is approx. 282,050 sq.ft. and there will be approx. 130 parking spaces

NO. 20029 (29th WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #02019-3835

Common Address: 3200 N Harlem Ave

Applicant: Belmont Real Estate Inc.

Owner: Belmont Real Estate Inc.

Attorney: Paul Kolpak

Change Request: B3-1 Community Shopping District to C1-1 Neighborhood Commercial District

Purpose: To allow the expansion of an existing gas station with proposed 1 story rear addition of approximately 225 Sq. F to the existing convenience store for a total of 1,977 Square Feet and a new 1 -story accessory automated car wash building with approximately 1,022 Square Feet. The height of the buildings will be 15 feet 0 inches

NO. 20028-T1 (27th WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #02019-3827

Common Address: 1010 W Lake Street

Applicant: Joel Huffman

Owner: Joel Huffman

Attorney: Michael Ezgur

Change Request: C1-1 Neighborhood Commercial District to DX-3 Downtown Mixed Use District

Purpose: The subject property is Improved with a three-story mixed-use building with 1,278.00 square feet of ground commercial space, 264.00 square feet of ground floor office/storage space, and one residential dwelling duplex unit above the ground floor. The Applicant proposes to rezone the property to construct a 649.00 square foot expansion to the third floor of the residential dwelling duplex unit. The existing two parking spaces allocated to the residential dwelling and the buildings existing height of 38.00 feet will remain

NO. 20032-T1 (26th WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #02019-3843

Common Address: 4040-48 W Armitage Ave

Applicant: Omar Torres Kortright

Owner: Segundo Ruiz Belvis Cultural Center, Corporation

Attorney: Dean Maragos

Change Request: B1-1 Neighborhood Shopping District to B3-2 Community District

Purpose: Property for use as a medium venue space banquet and meeting hall at 3,790 sq.ft. within an existing 1 and 2 story mixed use building with 2 residential dwelling units with no on-site parking. Applicant will seek relief at the zoning board of appeals to accommodate+ the required medium venue parking space. The building is 25 feet in height

NO. 20038 (26th WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #02019-4019

Common Address: 3619 W Armitage Ave

Applicant: Jeffrey Mayra

Owner: Jeffrey Mayra

Attorney: Law Offices of Samuel VP Banks, Sara Barnes

Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed Use District

Purpose: The Applicant is seeking a zoning change in order to permit the preservation and rehabilitation of the existing one-story commercial building, at the subject site. The rehabilitation plan calls for the erection of a one-story vertical addition (2nd Floor), above the entirety of the existing building. The rehabilitation plan also calls for the conversion of the existing all commercial building to all-residential or mixed-use, in order to allow for the establishment of two (2) dwelling units, within the newly expanded building. As well, the rehabilitation plan will include the provision of off-street (onsite) parking for (2) vehicles. The newly rehabilitated and expanded building will be masonry in construction and will measure no more than 38 feet-0 inches in height.

NO. 20033 (12th WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #02019-3853

Common Address: 3827-29 S Wood Street

Applicant: Jose and Elizabeth Guerra

Owner: Gabriel and Paula Castro

Attorney: Law Office of Mark J Kupiec

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

Purpose: To comply with the minimum lot area and maximum floor area to divide an improved zoning lot into 2 new zoning lots (each lot to be 27' x 124.90'), with the existing building to remain at 3827 S. Wood St. with a 2 car garage and a new single family house to be built at 3829 S. Wood St. with two parking spaces and within the max height of 38 feet

NO. 20036 (12th WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #02019-3900

Common Address: 1735 W 38th St

Applicant: Tyllie Barbosa Photography

Owner: Tyllie Barbosa Photography

Attorney: Schain Banks Law

Change Request: RS3 Residential Single Unit (Detached House) District to C1-1
Neighborhood Commercial District

Purpose: The purpose of the rezoning is to allow for an Artist Studio/Artisan Use. The building is existing. There will not be any additions to the building and there is currently 3 parking spaces. The existing building is a 1 story building containing 4,228 square feet. There is no residential dwelling units on site.

NO. 20031-T1 (11th WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #02019-3842

Common Address: 2143-45 S Halsted Street

Applicant: Vision Group Investments, LLC

Owner: Vision Group Investments, LLC

Attorney: Paul Kolpak

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

Purpose: To construct new 4 story, 6 dwelling unit building with approximately 1,900 Square Feet of ground floor retail space. The height of the building will be 44 feet 2.5 inches. There will be 5 parking spaces. Relief will be sought for having 5 parking spaces for 6 dwelling units and rear yard setback requirements.

NO. 20043-T1 (11th WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #02019-3933

Common Address: 2373 S Archer Ave

Applicant: Connies Pizza Inc

Owner: JLS Archer LLC

Attorney: Amy Degan/ Richard Toth

Change Request: M2-2 Light Industry District to C1-2 Neighborhood Commercial District

Purpose: To allow the current restaurant use at its current size (15,040 sf), with an expansion for a frozen pizza production area (2,580 sf) . Approximately 120 parking spaces. No dwelling units. Approximately 22 feet high.

NO. 20039 (10th WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #02019-4020

Common Address: 8737 S Commercial Ave

Applicant: Verity Investments LLC

Owner: Verity Investments LLC

Attorney: Thomas Moore

Change Request: B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The proposed use of the property after rezoning will remain an existing 2-story, 4 dwelling unit building (Front/Main), 36.0' in height, and an existing 2-story, 1 dwelling unit building (Rear/Coach House), 24.0' in height. The applicant wishes to rezone the property so that the non-conforming front ground floor residential unit in the existing 2-story, 4 dwelling unit building (Front/Main) can remain as is and become code compliant. There are no on-site parking spaces and no commercial unit on the property.

NO. 20034-T1 (2nd WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #02019-3872

Common Address: 1513 W Thomas Street

Applicant: EZMB, LLC

Owner: THOM Co.

Attorney: Daniel Lauer

Change Request: RS3 Residential Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The applicant will demolish the existing building and intends to construct a 3-story, three (3) dwelling unit building with a basement. There will be a three (3) car garage at the rear of the property. The footprint of the building shall be approximately 20 feet by 74 feet 8 inches in size. The building height shall be 37 feet 8 inches high, as defined by code

NO. 20026(1st WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-3425

Common Address: 1529 W Chicago Ave

Applicant: Joe Fontana

Owner: Joe Fontana

Attorney: Gordon & Pikarski

Change Request: B1-3 Neighborhood Shopping District to C1-3 Neighborhood Commercial District

Purpose: The applicant will maintain the existing building in order to operate a restaurant with a bar component. Applicant will maintain the existing two residential units above the ground floor with no onsite parking. Applicant will maintain the existing 2,516 sq.ft. of commercial space. There will be no alteration of the building height

NO. 20035 (1st WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #02019-3893

Common Address: 1510 N Talman Ave

Applicant: William Morales

Owner: William Morales

Attorney:

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

Purpose: Existing 3 Dwelling Units, 2 Car Garage. No changes to number of dwelling units. 34ft height of the existing building. Rezoning being done to conform the existing 3 Dwelling Unit property.

NO. 20045 (1st WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #02019-4017

Common Address: 2600-2624 W Hirsch; 1401-1439 N Talman Ave; 1400-1436 N Rockwell St

Applicant: RBH Chicago Project LLC

Owner: RBH Chicago Project LLC

Attorney: DLA Piper

Change Request: RS3 Residential Single Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the RS-3 Residential Single-Unit (Detached House) District to the B2-3 Neighborhood Mixed-Use District then to a Residential Business Planned Development, to allow the rehabilitation and reuse of the existing vacant school building and the new construction of a residential building consisting of approximately 116 residential units, classroom, community and office space. 53 surface parking spaces, and 9,300 square feet of commercial/retail space, as set forth in the enclosed project narrative and plans