

SUMMARY OF A MEETING
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
APRIL 9, 2019
TO BE REPORTED OUT APRIL 10, 2019

OFFICE OF THE
CITY CLERK

2019 APR -9 PM 1:32

RECEIVED
#3

MA-1903 (MAYORAL APPLICATION) ORDINANCE REFERRED (3-13-19)
DOC # O2019-1452

PASS AS AMENDED

Amendment of Municipal Code Titles 2, 4, 5, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17 and 18 regarding various provisions of the Building Code

TAD-578 (35TH WARD) ORDINANCE REFERRED (3-13-19)
DOC # O2019-1442

Amendment of Municipal Code Section 17-6-0403-F to permit eating and drinking establishments in PMD No. 14

TAD-574 (43RD WARD) ORDINANCE REFERRED (10-31-19)
DOCUMENT NO. O2018-8082

PASS AS AMENDED

Amendment of Municipal Code Section 17-13-1003-LL to allow outdoor patio accessory located at grade level to restaurants in RM6 or RM6.5 zoning districts

NO. A-8443 (18TH WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT NO. O2018-9368

Common Address: 8100-8256 S Kedzie
Applicant: Alderman Derrick Curtis
Change Request: B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related Commercial District

NO. 19906T1 (1ST WARD) ORDINANCE REFERRED (11-14-18)
DOCUMENT #O2018-9637

AMENDED TO TYPE 1

Common Address: 2421-25 W Fullerton Ave
Applicant: SustainaBuild LLC – 2421 Fullerton Series
Owner: Mary Jo Carpenter
Attorney: Law Offices of Samuel VP Banks
Change Request: RS3 Single Unit (Detached House) District and B3-2 Community Shopping District to B3-3 Community Shopping District
Purpose: The Applicant is seeking a zoning change to permit a proposed twenty-one (21) unit mixed-use building, with retail at grade, twenty-one (21) dwelling units above, and twenty-one (21) onsite garage parking spaces located at the rear of the site. The_ proposed building will be 49 feet-10 inches in height.

NO. 19907 (1st WARD) ORDINANCE REFERRED (11-14-18)
DOCUMENT #O2018-9716

Common Address: 1439 N Campbell Ave
Applicant: L&MC Investments LLC – Series II
Owner: 1439 Campbell LLC
Attorney: Law Offices of Samuel VP Banks
Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The Applicant is seeking a zoning change to permit a new three (3) unit residential building. The proposed building will be 38 feet in height. Three (3) surface parking spaces will be provided

NO. 19908 (5th WARD) ORDINANCE REFERRED (11-14-18)
DOCUMENT #O2018-9890

Common Address: 7158 S Woodlawn Ave
Applicant: Paulette Gulley
Owner: Kathleen Robinson
Attorney: Law Offices of Samuel VP Banks
Change Request: RS3 Single Unit (Detached House) District to B1-2 Neighborhood Shopping District
Purpose: The Applicant is seeking a zoning change to permit the establishment of a speech clinic within the first-floor tenant space of the existing building located at the subject site. The footprint and height of the existing building and rear two-car garage will remain without change. The three (3) existing dwelling units located above grade will also remain without change.

NO. 19881 (21st WARD) ORDINANCE REFERRED (11-14-18)
DOCUMENT #O2018-9262

Common Address: 650 W 83rd Street
Applicant: Green Era Educational NFP
Owner: Green Era Educational NFP
Attorney: Meg George, Akerman
Change Request: M1-2 Limited Manufacturing District to M3-2 and then to an Industrial Planned Development
Purpose: The applicant is proposing a new anaerobic digester facility with associated office space and accessory parking.

PASS AS REVISED

NO. 19816 (27th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7612

Common Address: 303 W Division/ 1140 N Wells/ 202 West Hill
Applicant: Onni Atrium Apartments Limited Partnership
Owner: Onni Atrium Apartments Limited Partnership
Attorney: Edward Kus
Change Request: Planned Development No. 136 to DX-5 Downtown Mixed Use District and then DX-5 Downtown Mixed Use District to Planned Development No. 136, as amended
Purpose: The development when completed will contain 1,500 units within 3 high-rise towers and one mid-rise building. There will be approximately 1,000 parking spaces. There will be 75,000 SF of office space, with ground-floor commercial.

PASS AS REVISED

NO. 19794-T1 (27th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6961

Common Address: 1246 W Chicago Ave

Applicant: SZP-1246 W Chicago Ave LLC

Owner: SZP-1246 W Chicago Ave LLC

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit the renovation of the existing two-and-half-story non-conforming building, at the subject site. The proposed renovation plan calls for the conversion of the existing grade level commercial space into a dwelling unit, as well as the build-out of the 3rd Floor dormer (attic) into a dwelling unit - for the establishment of five (5) dwelling units, within the existing building. The subject site is located within 1,320 linear feet of the entrance to the Chicago CTA Station - as such, the Applicant is seeking to permit the proposal pursuant to the Transit Oriented Development (TOD) Ordinance. The newly renovated building, therefore, will provide off-street surface parking for a total of three (3) vehicles, at the rear of the lot. The existing building, with its proposed improvements, is and will be frame and brick in construction and will measure 37 feet-3 inches in height

NO. 19877 (41st WARD) ORDINANCE REFERRED (11-14-18)
DOCUMENT #O2018-9254

PASS AS REVISED

Common Address: 8601-8609 W Foster Ave; 5062, 5100-5158 N Delphia Ave

Applicant: Public Building Commission

Owner: Public Building Commission

Attorney: Neal & Leroy

Change Request: RS2 Single-Unit (Detached House) District and RS3 Single Unit (Detached House) District to RS3 Single Unit (Detached House) District and then to an Institutional Planned Development

Purpose: Applicant proposes to construct a new, approximately 61,000 SF, three-story annex to an existing three-story school building and will include: classrooms, administrative offices, library/media center, student dining/multi-purpose room kitchen and toilets/locker room. Site improvements including parking, loading, playground, landscaping storm water mngt.

DEMOLITIONS

Or2019-87 (27th WARD) ORDINANCE REFERRED (3-13-19)

Demolition of Historical Landmark Building at 318-328 N Carpenter St

Or2019-88 (27th WARD) ORDINANCE REFERRED (3-13-19)

Demolition of Historical Landmark Building at 1043 W Fulton Market

FEE WAIVER

Or2019-110 (3RD WARD) ORDINANCE REFERRED (3-13-19)

Fee Waiver for Historical Landmark at 4315 S Wabash Ave

Or2019-131 (43RD WARD) ORDINANCE REFERRED (3-13-19)

Fee Waiver for Historical Landmark at 1618 N Cleveland Ave

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2019-125	1	2251 N Milwaukee Ave	Orange Theory
Or2019-126	1	1431 N Claremont Ave	Amita Health
Or2019-98	3	5545 S Wentworth Ave	First Timothy Missionary Church
Or2019-111	4	754 S Wabash Ave	Columbia College Chicago
Or2019-127	14	4100 W Ann Lurie Pl	Greater Chicago Food Depository
Or2019-128	14	4100 W Ann Lurie Pl	Greater Chicago Food Depository
Or2019-129	14	4100 W Ann Lurie Pl	Greater Chicago Food Depository
Or2019-130	14	4100 W Ann Lurie Pl	Greater Chicago Food Depository
Or2019-90	14	4430-34 S Kedzie Ave	Peter Douvils
Or2019-96	21	8522 S Lafayette Ave	Perspectives Charter School
Or2019-91	23	6366 S Archer Ave	First Midwest Bank
Or2019-89	23	6422 W Archer Ave	First Third Bank
Or2019-92	24	3745 W Ogden Ave	Joseph Lesch
Or2019-95	24	3745 W Ogden Ave	Joseph Lesch
Or2019-93	24	3910 W Ogden Ave	Joseph Lesch
Or2019-94	24	3910 W Ogden Ave	Joseph Lesch
Or2019-99	36	6560 W Fullerton Ave	Citi Trends
TBD	36	1710 N Kostner	Burlington
TBD	36	1710 N Kostner	Burlington
TBD	36	1710 N Kostner	Burlington
TBD	36	6948 W Grand	Jet Brite Car Wash
TBD	36	6948 W Grand	Jet Brite Car Wash
TBD	36	6948 W Grand	Jet Brite Car Wash
TBD	36	6948 W Grand	Jet Brite Car Wash
TBD	36	6948 W Grand	Jet Brite Car Wash
Or2019-102	41	5447 N Harlem Ave	Richard Guerra
Or2019-101	41	8700 W Bryn Mawr Ave	Fidelity Life
Or2019-104	42	200 S Wacker Dr	Amita Health
Or2019-106	42	200 S Wacker Dr	Amita Health
Or2019-105	42	303 E Superior St	Northwestern University
Or2019-103	42	450 N City Front Plaza Dr.	The University of Chicago
TBD	42	450 N City Front Plaza Dr.	The University of Chicago
Or2019-108	42	20 S Wacker Dr	Chicago Mercantile Exchange
Or2019-137	42	20 S Wacker Dr	Chicago Mercantile Exchange
Or2019-107	42	550 W Van Buren St	Huron Communications
Or2019-97	43	2350 N Lincoln Ave	Compass
Or2019-109	45	4945 W Foster Ave	Rabbits Bar & Grill
Or2019-100	48	5238 N Broadway	Northshore University Health System