

**Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
Meeting of October 27, 2015
To be reported out October 28, 2015**

RECEIVED
#3

2015 OCT 28 AM 10:42

OFFICE OF THE
CITY CLERK

NO. MA-208 (Mayoral Application) ORDINANCE REFERRED (9/24/15)
DOCUMENT #A2015-107

Appointment of David Reifman as the Commissioner of Department of Planning and Development

NO. MA-209 (Mayoral Application) ORDINANCE REFERRED (9/24/15)
DOCUMENT #A2015-122

Re-Appointment of Jonathon G Boyer, Robert F. Hite Jr, and Carl N Pettigrew as members of the Building Board of Appeals

NO. MA-210 (Mayoral Application) ORDINANCE REFERRED (9/24/15)
DOCUMENT #A2015-125

Re-Appointment of Agustin Gomez-Leal as a member of the Building Board of Appeals

NO. MA-211 (Mayoral Application) ORDINANCE REFERRED (9/24/15)
DOCUMENT #A2015-123

Re-Appointment of Jimmy Akintonde, Jose Duarte and Richard Zulkey as members of the Building Board of Appeals

NO. MA-212 (Mayoral Application) ORDINANCE REFERRED (9/24/15)
DOCUMENT #A2015-108

Re-Appointment of Martin Cabrera, as a member of the Public Building Commission

NO. MA-213 (Mayoral Application) ORDINANCE REFERRED (9/24/15)
DOCUMENT #A2015-109

Appointment of Albert Tyson III, as a member of the Public Building Commission

NO. MA-214 (Mayoral Application) ORDINANCE REFERRED (9/24/15)
DOCUMENT #A2015-124

Re-Appointment of Linda Mastrandrea as a member of the Building Board of Appeals

NO. MA-215 (Mayoral Application) ORDINANCE REFERRED (9/24/15)
DOCUMENT #A2015-143

Appointment of Hector Rico as a member of the Building Board of Appeals

NO. A-8086 (27th WARD) ORDINANCE REFERRED (1/21/15)
DOCUMENT # O2015-134

Common Address: 101-119 N Albany Ave

Applicant: Alderman Walter Burnett Jr.

Change Request: Planned Development No. 25 to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8087 (27th WARD) ORDINANCE REFERRED (1/21/15)
DOCUMENT # O2015-135

Common Address: 3100-35 West Maypole Ave; 3101-39 W Randolph St; 100-124 N Albany

Applicant: Alderman Walter Burnett Jr.

Change Request: Planned Development No. 25 and RM-5 Multi Unit District to RM-5 Multi Unit District

NO.18499(48th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6390

Common Address: 5211-5215 N Clark St

Applicant: Swedish American Museum Association of Chicago

Owner: Swedish American Museum Association of Chicago

Attorney: Thomas Moore

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

Purpose: Applicant seeks a zoning change in order to allow the Museum to obtain a Public Place of Amusement license to accommodate requests for events such as receptions and local business events to be held at the Museum. The building will remain as existing. 15 off-site parking spaces will remain as existing

NO.18496-T1 (46th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6387

Common Address: 4025-4027 N Broadway

Applicant: 4027 Broadway LLC

Owner: 4027 Broadway LLC

Attorney: Michael Ezgur

Change Request: B2-5 Neighborhood Shopping District to B2-5 Neighborhood Shopping District

Purpose: The property will be developed with a six story building (63.2 feet tall) containing 20 residential dwelling units, approximately 1,721 sq. ft. of commercial space (retail/office), 10 parking spaces and no loading berth.

NO.18507-T1 (46th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6397

PASS AS TYPE 1 PLANS AMNEDED

Common Address: 1000-1010 W Dakin; 3928-3934 N Sheridan Road

Applicant: Loukas Development LLC

Owner: O'Neill Living Trust

Attorney: John George, Schuyler Roche & Crisham PC

Change Request: B1-2 Neighborhood Shopping District to B3-5 Community Shopping District

Purpose: Applicant proposes construction of a new mixed use retail and 54 dwelling unit residential building. The height of the building will be 79 feet, 10 inches. There will be 27 parking spaces.

NO.18491 (45th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6382

Common Address: 4901-11 W Irving Park Road
Applicant: Irving Park Property Holdings
Owner: Irving Park Property Holdings
Attorney: Thomas Moore
Change Request: B1-2 Neighborhood Shopping District to C1-1 Neighborhood Commercial District
Purpose: In order to allow for the renovation of a two story building to be used as a liquor store.

NO. 18410 (42nd WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4630

PASS AS REVISED

Common Address: 465-79 N Park Dr.; 315-35 E Illinois Street; 464-78 N New St.
Applicant: 465 N Park Dr. LLC c/o Jupiter Realty Company LLC
Owner: 465 N Park Dr. LLC c/o Jupiter Realty Company LLC
Attorney: Jack George/ Chris Leach
Change Request: Residential Business Planned Development No 368 to Residential Business Planned Development No. 368, as amended
Purpose: to construct 45 story 513 foot tall residential building containing 444 dwelling units and 181 parking spaces

NO.18489 (40th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6380

Common Address: 5701-5703 N Ashland Ave, 5660-5662 N Clark St, 1546-1556 W Hollywood Ave
Applicant: Hollywood and Ashland, LLC
Owner: Hollywood and Ashland, LLC
Attorney: Michael Ezgur
Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: Interior remodeling of the existing building to accommodate 10 residential dwelling units, 10 parking spaces and approximately 600 square feet of retail.

NO.18495 (38th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6386

Common Address: 5833 W Irving Park Road
Applicant: Awesome Apartments LLC
Owner: Awesome Apartments LLC
Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz
Change Request: B1-1 Neighborhood Shopping District to B2-2 Neighborhood Mixed-Use District
Purpose: The applicant proposes to rezone the property to allow for the rehab of the existing building which will contain 1 commercial unit on the ground floor and 3 residential dwelling units on the second floor with 3 parking spaces

NO.18512 (36th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6412

Common Address: 2342 N Lorel Ave
Applicant: 2342 N Lorel LLC
Owner: 2342 N Lorel LLC
Attorney: Joseph A Kearney
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: Convert to nine residential dwelling units in existing three story vacant building approximately 35' in height with nine parking spaces and no commercial spaces

NO.18529 (33rd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6422

Common Address: 2854 W Belmont
Applicant: 2854 W Belmont LLC
Owner: 2854 W Belmont LLC
Attorney: Law Office of Samuel VP Banks
Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed-Use District
Purpose: The Applicant is seeking a zoning amendment in order to permit the location and establishment of a new three-story (with basement), all residential building, with detached garages. The proposed new building will contain a total of nine (9) dwelling units. Parking for twelve (12) vehicles will be provided in detached garages, at the rear of the property. The proposed building will be masonry in construction and measure 38'-6" in height

NO.18494-T1 (32nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6385

WITHDRAWN

Common Address: 2817 N Oakley
Applicant: Oakley Building LLC
Owner: Oakley Building LLC
Attorney: John George, Schuyler Roche & Crisham PC
Change Request: M2-3 Light Industry District to RM4.5 Residential Multi-Unit District
Purpose: Applicant proposes the construction of an 11 dwelling unit building with 13 parking spaces. The proposed building height is 47 feet

NO.18263 (30th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-46

Common Address: 3616-3620 North Cicero

Applicant: Michael Suh

Owner: Michael Suh

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning amendment in order to locate and establish a hand car wash facility within the existing building at the subject site. The existing one-story commercial building (5,400 square feet) and parking lot will remain. No proposed expansion of the existing building is contemplated or required. The Applicant does, however, intend on undertaking certain necessary interior alterations to the building, which will accommodate the operation of the proposed hand car wash.

NO.18474 (27th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #O2015-6352

Common Address: 3424 W Ohio St.

Applicant: Mahmoud Abdallah

Owner: Mahmoud Abdallah

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District

Purpose: To re-establish a grocery store within the existing commercial unit on the ground floor; existing dwelling unit to remain; no existing parking; approximately 1,200 SF of commercial space; existing 2-story building - no change in height proposed.

NO.18497(26th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #O2015-6388

Common Address: 3200 W Armitage Ave

Applicant: Milos Chicago LLC

Owner: EDJ Investments LLC

Attorney: Thomas Murphy

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

Purpose: Existing 1-story building will add a 605 sq. ft addition to the existing 841 sq. ft. for interior space total of 1446 sq. ft. An outdoor patio will have 539 sq ft. Remaining sq. footage of outdoor space, 1887 sq. ft., will be leased to adjacent parcel at 3204-06 W Armitage for its proposed Tavern to use as an outdoor patio 3200 W. Armitage has 1 parking space, building height is 15

NO.18498-T1 (26th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6389

Common Address: 3204-06 West Armitage Ave

Applicant: Elsewhere LLC

Owner: Tigerlilly LLC

Attorney: Thomas Murphy

Change Request: B3-1 Community Shopping District to C1-3 Neighborhood Commercial District

Purpose: A 4,238 sq.ft. tavern on 1st floor of 3204-06 W. Armitage, 2000 sq.ft. office space remaining on 1st floor of 3206 W. Armitage 2 existing rental apts. on 2nd Floor of bldg. No parking spaces. 1,887 sq.ft. outdoor space will be leased from 3200 W. Armitage, the adjacent parcel, for an outdoor patio. Total tavern space with patio 6,125 sq.ft. No change to building height

NO.18520 (26th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6410

Common Address: 3622 W McLean

Applicant: Nelson Rodriguez

Owner: Nelson Rodriguez

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit and establish a fourth dwelling unit at the subject property. The new dwelling unit will be located in the building's basement level. The zoning change is needed to support the minimum lot area required for the fourth dwelling unit. The three (3) existing dwelling units will remain without change. The height of the building will remain without change. The two (2) garage parking spaces located at the rear of the subject lot will remain without change

NO.18483 (25th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6374

Common Address: 2056 W 23rd Street

Applicant: Jaime Guzman and Mayra Garcia Guzman

Owner: Jaime Guzman and Mayra Garcia Guzman

Attorney: Chico & Nunes

Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The existing 2 ½ story brick building, containing two dwelling units, shall remain. The zoning amendment is required in order to permit a 3rd floor addition to the existing building, which with the proposed 3rd floor addition would exceed the Floor Area Ratio (FAR) permitted in the existing RS3 District. The 3rd floor addition will be utilized for storage purposes and no additional dwelling units are proposed. Upon completion of the 3rd floor addition, the height of the building will be 30'-3".

NO.18485-T1 (25th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6376

Common Address: 1801-03 South Throop Street; 1249-59 W 18th Street

Applicant: BR Allport, LLC

Owner: BR Allport, LLC

Attorney: Michael Ezgur

Change Request: C1-2 Neighborhood Commercial District to B3-5 Community Shopping District

Purpose: The subject property consists of a four-story, mixed-use retail and residential building at 51.50 feet in height, containing approximately 6,000 square feet of retail space and 12 residential dwelling units. The Applicant proposes an interior remodeling to add 6 residential dwelling units and 2 parking spaces, resulting in a total of 18 residential dwelling units. 2 parking spaces and no loading berth.

NO.18488-T1 (25th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6379

PASS AS PLANS AMENDED

Common Address: 1033-47 W Washington Blvd; 25-41 N Aberdeen St; 26-42 N Carpenter St

Applicant: 1045 Washington LLC

Owner: Ag- Products Company

Attorney: Chico & Nunes

Change Request: DX-3 Downtown Mixed Use District to DX-5 Downtown Mixed-Use District

Purpose: The zoning amendment is required in order to permit the construction of a new 6-story residential building containing seventy (70) dwelling units and on-site parking for seventy-seven (77) vehicles. The height of the proposed building is 77'.

NO.18490 (24th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6381

Common Address: 1013-1025 S Central Park Ave; 3500-3558 W Fillmore St.

Applicant: City of Chicago Department of Water Management

Owner: City of Chicago Department of Water Management

Attorney: Thomas Moore

Change Request: POS-2 Parks and Open Spaces District and M1-2 Limited Manufacturing/ Business Park District to M1-2 Limited Manufacturing/ Business Park District

Purpose: To bring entire parcel into same zoning district as part of the modernization process of the current pumping station.

NO.18519-T1 (15th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6409

PASS PLANS AMENDED

Common Address: 4608-22 S Bishop St

Applicant: 4622 S Bishop LLC

Owner: 4622 S Bishop LLC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: M1-2 Limited Manufacturing/ Business Park District and C1-2 Neighborhood Commercial District to C1-2 Neighborhood Commercial District

Purpose: To demolish the existing building and build a new one story commercial building to house a kidney dialysis center. 22 parking spaces; approximately 10,200 SF of commercial space; height 18'-6

NO.18486-T1 (1st WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6377

Common Address: 1818 W Grand Ave

Applicant: Shantan and Carolyn Kethireddy

Owner: Shantan and Carolyn Kethireddy

Attorney: NA

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: First floor commercial retail space which is approximately 1692 sq.ft. We intend to use the converted units on floor 2 and floor 3 as a single residential dwelling unit. We will also keep the existing one car garage. The height of the existing building is approximately 40 feet (no change)

NO.18513 (1st WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6403

Common Address: 1516-1518 N Rockwell Ave

Applicant: William Blake Bloehmer

Owner: William Blake Bloemer

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant seeks a zoning amendment to permit the division of a single zoning lot currently measuring 50 ft. in width into two (2) separate zoning lots that will each measure 25 ft. in width. The newly created south zoning lot will be developed with a new three-story masonry building measuring 38 ft. in height and containing three (3) dwelling units. Three (3) onsite parking spaces will be located at the rear of the subject lot. The existing three-story single family home located at 1518 N. Rockwell will remain without change

NO.18526 (1st WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6419

Common Address: 1455 North Oakley Boulevard

Applicant: Michael and Lisa Meyer

Owner: Michael and Lisa Meyer

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicants are seeking a zoning amendment in order to permit the erection of a new three-story rear addition, to the existing two-and-half (2 ½) story residential building, at the subject site. As part of the renovation, the Applicants intend to de-convert the existing two-unit residential building into a single family residence, wherein they will reside. The proposed three-story addition will be masonry in construction, to match the existing building, and measure 32'-7" in height. Aside from the erection of the proposed addition and certain interior renovations required for the de-conversion, the exterior of the principal building and detached garage, shall remain unchanged

NO.18532 (1st WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6427

Common Address: 2765 West Francis Place

Applicant: Silviu Moldovan

Owner: Silviu Moldovan

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 allow a third dwelling unit within the existing 2 DU building; existing parking; no commercial space; existing 2 story, existing height 29'-4" - no change proposed

Business ID Signs

Doc#	Ward	Location	Permit Issued To
Or2015-644	1	1433-37 N Milwaukee	Magic Sign
Or2015-622	1	1620 W Chicago Ave	Olympic Signs Co.
Or2015-617	13	6540 S Pulaski Road	Olympic Signs Co.
Or2015-618	14	4150 S Pulaski Road	North Shore Sign Co.
Or2015-525	14	5501 S Kedzie Ave	Midwest Signs
Or2015-523	14	3038-46 W 59 th St.	Awnings USA
Or2015-521	18	8013 S Cicero Ave	Parvin Clauss Sign Co.
Or2015-520	18	8013 S Cicero Ave	Parvin Clauss Sign Co.
Or2015-642	19	9928 S Western Ave	Chesterfield Awning Co.
Or2015-517	21	8127 S Ashland Ave	Awning Express
Or2015-516	23	3206 W 61 st St.	Ad Deluxe Sign Co.
Or2015-518	24	210 S Kilbourn Ave	Corporate ID Solutions
Or2015-643	25	2335 S Western Ave	Dsigns MX Corp.
Or2015-534	27	45 N Western Ave	PGL Signs
Or2015-533	27	1500 N Clybourn Ave	Doyle Signs Inc.
Or2015-546	27	2934 W Lake St.	Comet Neon Inc.
Or2015-545	27	800 W Scott St.	Doyle Signs Inc.
Or2015-515	28	1939 W 13 th St	ASA Signage Innovation
Or2015-509	30	3363 N Milwaukee Ave	Jones Sign Co.
Or2015-647	33	4710 N Kimball Ave	Omega Sign & Lighting
Or2015-619	42	111 W Illinois Ave	South Water Signs
Or2015-620	42	111 W Illinois Ave	South Water Signs
Or2015-621	42	259 E Erie	All right Sign

Or2015-522	42	116 E Oak St.	Thatcher Oaks Awnings
Or2015-598	42	16 E Pearson St.	Landmark Sign Group
Or2015-557	42	17 N State St.	My Sign Guy
Or2015-556	42	280 S Columbus Dr.	Professional Graphics Inc
Or2015-555	42	227 W Monroe St.	Aurora Signs
Or2015-554	42	108 N State St.	Identity Services Inc.
Or2015-553	42	108 N State St.	Identity Services Inc.
Or2015-529	42	231 S LaSalle St	Mertes Contracting
Or2015-530	42	231 S LaSalle St	Mertes Contracting
Or2015-552	47	2500 W Bradley Pl.	Parvin Clauss Sign Co.
Or2015-551	47	2500 W Bradley Pl.	Parvin Clauss Sign Co.
Or2015-549	47	2100 W Irving Park Road	Lincoln Services Inc.

Business ID Signs Direct Introductions

Doc#	Ward	Location	Permit Issued To
TBD	8	1510 E 87 TH Street	Lincoln Services Inc.
TBD	19	10318 S Western Ave	Integrity Signs

Off Premise Sign

Doc#	Ward	Location	Permit Issued To
Or2015-547	44	3476 N Clark St.	Lincoln Services Inc.

Landmark Fee Waivers

DOC# Or2015-593 (2nd WARD) ORDER REFERRED (9-24-15)

Waiver of Building Permit Fees for the property located at 2159 W Caton St.

DOC# Or2015-527 (2nd WARD) ORDER REFERRED (9-24-15)

Waiver of Building Permit Fees for the property located at 2018 W Cortez St.

DOC# Or2015-531 (4th WARD) ORDER REFERRED (9-24-15)

Waiver of Building Permit Fees for the property located at 3334 S Giles Ave

DOC# Or2015-528 (43rd WARD) ORDER REFERRED (9-24-15)

Waiver of Building Permit Fees for the property located at 322 W Willow St.

DOC# Or2015-548 (46th WARD) ORDER REFERRED (9-24-15)

Waiver of Building Permit Fees for the property located at 4533 N Dover St.

DOC# Or2015-524 (48th WARD) ORDER REFERRED (9-24-15)

Waiver of Building Permit Fees for the property located at 5714 N Ridge Ave