

SUMMARY OF AN AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF JULY 21, 2017
TO BE REPORTED OUT JULY 26, 2017

NO. A-8317 (11th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT # O2017-4097

Common Address: 3759 S Parnell Ave
Applicant: Alderman Patrick Thompson
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RS3 Residential Single-Unit (Detached House) District

NO. A-8318 (31st WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT # O2017-4116

Common Address: 4602-26 W Schubert Ave
Applicant: Alderman Milley Santiago
Change Request: Business Residential Planned Development No. 1079, as amended to RS3 Residential Single-Unit (Detached House) District

NO. A-8319 (31st WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT # O2017-4113

PASS AS SUBSTITUTED

Common Address: 4626-50 W Parker Ave
Applicant: Alderman Milley Santiago
Change Request: Business Residential Planned Development No. 1079 to B1-1 Neighborhood Shopping District

NO. A-8320 (36th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT # O2017-4119

PASS AS REVISED

Common Address: 1927-35 Leamington Ave; 1922-34 N Leclaire Ave; 1921-19 N Leclaire Ave; 5017-33 W Grand Ave
Applicant: Alderman Gilbert Villegas
Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-2 Neighborhood Mixed-Use District

NO. 19100 (1st WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT # O2017-150

PASS AS REVISED

Common Address: 2025-2037 N Milwaukee Ave; 2018-30 N Campbell
Applicant: Metropolitan Housing Development Corporation
Owner: Lombardo Family Trust dated 9-15-2010
Attorney: Law Office of Samuel VP Banks
Change Request: B3-1 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development
Purpose: The Applicant is seeking to develop the subject property with a new seven (7) story mixed-use building containing 2,664 sq. ft. of retail space at grade, and a total of eighty-eight (88) residential units. The proposed mixed-use building will be masonry construction and incorporate metal facade cladding. The proposed mixed-use building will measure 79 feet 4 inches in height. Eighteen (18) garage parking spaces will be provided onsite. The Applicant is filing this Zoning Amendment application as an elective Planned Development because it is proposing more than 50% of the number of units that would trigger a mandatory Planned Development per Sec. 17-8-0600- A,

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NO. 19192-T1 (1st WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3202

PASS TYPE 1 PLANS AMENDED

Common Address: 1713-1717 N Campbell
Applicant: BB&G LLC
Owner: BB&G LLC
Attorney: William JP Banks of Schain, Burney, Banks, Kenny & Schwartz
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: After rezoning, there will be 2 zoning lots, 1713-15 N Campbell will be 48' x 124.38' and contains an existing 3 dwelling units building that will be rehabbed and will have a total of 4 dwelling units and 5 parking spaces. The height of this building is existing at 38 feet, 1717 N Campbell will be 24' x 124.38' and will contain a 3 story 2 dwelling unit building with 2 parking spaces. The height will be 38 feet,

NO. 19237-T1 (1st WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3836

PASS AS SUBSTITUTED
AMENDED TO TYPE 1

Common Address: 2413 W Cortland Street
Applicant: Tech Development Inc.
Owner: Tech Development Inc.
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, 3 dwelling unit residential building; 3 parking spaces; no commercial space; height 38 feet

NO. 19184-T1 (2nd WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3193

PLANS AMENDED

Common Address: 1460-62 W Cortez St.
Applicant: Cesar Roman
Owner: Cesar Roman
Attorney: Rolando Acosta
Change Request: RS3 Residential Single-Unit (Detached House) District to B2-2 Neighborhood Mixed-Use District and RS3 Residential Single-Unit (Detached House) District to RS3 Residential Single-Unit (Detached House) District
Purpose: Existing two-story, 30.0 foot tall building at 1460 West Cortez to remain with the existing three residential dwelling units and no parking or loading. 1462 West Cortez to be developed with a single-family home 30 feet in height with two parking spaces and in accordance with the RS3 regulations

NO. 19020 (18th WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT #O2016-7933

PASS AS REVISED

Common Address: 4001-4141 W 74th St; 7400-7670 S Pulaski Road; 4000-4140 W 76th Street;
4029-4215 W 76th Street; 4032-4214 W 77th Street

Applicant: Public Building Commission of behalf of City Colleges of Chicago

Owner: City Colleges of Chicago

Attorney: Meg George, Neal and Leroy, LLC

Change Request: B3-1 Community Shopping District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District and Institutional Planned Development No. 216 to Institutional Planned Development No. 216, as amended

Purpose: the applicant intends to develop the southern portion of the planned development into a new academic building, which will provide learning space, offices space, accessory uses and accessory parking. The additional square footage being added to the planned development will be developed at a later time

NO. 19232 (27th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3831

Common Address: 1540 N North Park Ave

Applicant: 1540 N North Park LLC

Owner: 1540 N North Park LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RM-5 Multi Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new five-story residential building, at the subject site. The existing building will be razed. The new proposed building will contain a total of seven (7) dwelling units, with interior parking for seven (7) vehicles, located below grade level. The new building will measure approximately 50 feet-0 inches in height and be masonry in construction

NO. 19244 (27th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3843

PASS AS REVISED

Common Address: 1001 W Chicago and 727 N Milwaukee Ave

Applicant: 1001 Chicago LLC

Owner: 1001 Chicago LLC

Attorney: Law Office of Samuel VP Banks

Change Request: DX-5 Downtown Mixed-Use District and Residential Planned Development No. 1263 to Residential Business Planned Development No. 1263, as amended

Purpose: The Applicant is seeking to amend the existing Planned Development No. 1263 (commonly known as 1001 West Chicago Avenue) in order to permit the expansion of the Site Area, for the PD. to include the adjacent property (commonly known as 727 North Milwaukee Avenue) and the existing improvements, therein. The newly expanded Site, will consist of: (i) a twelve-story mixed-use building; (ii) a fifteen-story mixed-use building; and (iii) a two-story commercial building. The Planned Development, as amended, will allow for the location and establishment of up to 363 dwelling units, commercial and retail space (approx. 7,470 square feet) and off-street accessory parking for at least 243 vehicles. All of the existing buildings, within the Planned Development Site - as amended, are masonry in construction, with the tallest building measuring approx. 190 feet-0 inches.

NO. 19245 (32nd WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3844

Common Address: 3018-24 W Armitage Ave
Applicant: GML Properties Inc.
Owner: 3018-24 W Armitage LLC
Attorney: Law Office of Mark Kupiec & Associates
Change Request: B3-1 Community Shopping District and B3-3 Community Shopping District to B3-2 Community Shopping District
Purpose: to build a new 4 story mixed use building with retail on the ground floor and 9 dwelling units on the upper floors; 14 parking spaces; approx. 2,550 sq.ft. of commercial space – height 49 feet 9 inches

NO. 19179 (35th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3188

Common Address: 3501 W Wrightwood Ave
Applicant: Esam Hani
Owner: Esam Hani
Attorney: Rolando Acosta
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: Three story building 30 feet tall, to contain six residential units, three parking spaces and no loading berth

NO. 19193-T1 (35th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3203

Common Address: 2836 N Kedzie Ave
Applicant: Eirpol LLC
Owner: Patricia Big Bear
Attorney: Daniel Lauer
Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: the applicant will demolish the existing frame building and intends to construct a three story, four dwelling unit building with three parking spaces under Transit Oriented Development. The footprint of the building shall be approx. 21 feet by 76 feet in size. The building shall be 38 feet high, as defined by City Code

NO. 19197 (39th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3207

Common Address: 3935-3939 W Devon Ave
Applicant: Elim Romanian Pentecostal Church
Owner: See application for owner
Attorney: Paul Kolpak
Change Request: B1-1 Neighborhood Shopping District to B1-2 Neighborhood Shopping District
Purpose: The applicant intends to construct a 21,023.65 sq.ft. building for religious assembly. There will be no dwelling units and no commercial space. There will be 1,200 sanctuary seats and there are currently 178 offsite parking spaces. The height of the building will be 40 feet

NO. 19234 (47th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3833

Common Address: 2022-2026 W Warner Ave

Applicant: Patrick Gallagher

Owner: See application for list of owners

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 Applicants are seeking a zoning change in order to permit the legal subdivision of the subject properties - into three separate and independent zoning lots. In order to effectuate the proposal, both of the existing detached garages will be razed. Once divided, the Applicant and Owners intend for the existing two-story single-family residence - commonly known as 2022 West Warner Avenue, and the existing two-story two-unit residential building - 2025 West Warner Avenue, to remain unchanged. A new two-car detached garage will be erected at the rear of each of the existing buildings. The newly formed (middle) parcel - commonly known as 2024 West Warner Avenue, will be vacant and unimproved. The existing (frame) single-family residence and the existing (masonry) two-flat, each, measure approximately 30 feet-0 inches in height.

NO. 19240 (47th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3839

PASS AS AMENDED

Common Address: 2100 W Irving Park Road

Applicant: 2000 Irving LLC

Owner: 2000 Irving LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B1-1 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: The Applicant is seeking a zoning change in order to permit the expansion of the existing general restaurant and tavern (2,963 square feet approx.). into the one-story addition (187 square feet), with outdoor (covered) patio (1,472 square feet) - and to, otherwise, bring the existing (non-conforming) general restaurant and tavern (uses) into compliance with the current Zoning Ordinance. No physical alterations, to the existing building and structures, are intended or required. The existing building is masonry in construction and measures approximately 30 feet-0 inches in height. There is, and will remain, surface parking for fourteen (14) vehicles located along the west side of the building.

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2017-308	1	1538 N Western Ave	Mega Security LTD
Or2017-300	8	1538 E 95 th St.	Gas Plus, Inc. Buddy Bear Car Wash
TBD	9	756 E 111 th St.	Pullman Park – David Doig
Or2017-298	23	6500 W 65 th St	Concentra
Or2017-305	27	650 N Morgan St	Caden James
Or2017-302	28	4906 W Madison	TKG Storage Mart Partners III, LP
Or2017-301	28	4906 W Madison	TKG Storage Mart Partners III, LP
Or2017-303	32	3148 N Lincoln Ave	Bras Galore
Or2017-304	42	641 N Clark	Walgreens
Or2017-306	43	938 W Webster	Homeslice
Or2017-315	47	3705 N Lincoln Ave	The Lock Up Self Storage
Or2017-314	47	3705 N Lincoln Ave T	The Lock Up Self Storage
Or2017-313	47	3420 N Lincoln Ave	Impact Physical Therapy
Or2017-311	47	3333 N Marshfield Ave	Lakeview YMCA
Or2017-310	47	3728 N Ravenswood Ave	The Lock up Self Storage

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2017-245	32	1810 N Elston Ave	Clear Channel Outdoor – DO NOT PASS

FEE WAIVER**Or2017-307 (2nd WARD) ORDER REFERRED 6-28-17**

Historical Landmark Fee Waiver for the property at 2401 S Wabash

Or2017-309 (4th WARD) ORDER REFERRED 6-28-17

Historical Landmark Fee Waiver for the property at 4533 S Greenwood Ave