

RECEIVED
#3

2016 DEC -7 AM 9:45

OFFICE OF THE
CITY CLERK

Meeting Of The Committee on Zoning Landmark & Building Standards

DECEMBER 12, AT 10:00 AM
COUNCIL CHAMBERS, 2nd Floor, 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. New Business
- IV. Adjournment

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

NO. A-8263 (28th WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT # O2016-8048

Common Address: 3947-49 W Jackson Blvd

Applicant: Alderman Jason Ervin

Change Request: RM-5 Multi Unit District and B3-2 Community Shopping District to B3-2 Community Shopping District

NO. A-8261 (3rd WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT # O2016-8045

Common Address: West 27th Street and South Federal Street

Applicant: Alderman Pat Dowell

Change Request: POS-1 Parks and Open Spaces District and RM-5 Multi Unit District to POS-1 Parks and Open Spaces District

NO. 19022-T1 (49th WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT #O2016-7935

Common Address: 7070-7078 N Clark St; 1757-1775 W Estes Ave; 7071-7079 N Ravenswood

Applicant: Ross Financial Services, Inc

Owner: West Loop 1300 LLC

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The property will be developed with a mixed use 54 dwelling unit building with 20 parking spaces. The building will include 3,342 square feet of commercial space. The building height will be 47 feet. The requested map amendment is a Type I rezoning under the Chicago Zoning Ordinance. The development will request an exemption from limits on efficiency units per 17-3-0410-8(2) and a parking reduction per 17-10-0102-B.

NO. 19015-T1 (47th WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT #O2016-7928

Common Address: 1800-1806 W Warner Ave, 4130-41040 N Ravenswood Ave

Applicant: 1800 W Warner LLC

Owner: 1800 W Warner LLC

Attorney: Thomas Moore

Change Request: M1-2 Limited Manufacturing/ Business Park District to RM4.5 Residential Multi-Unit District

Purpose: to build 2 new townhome buildings one with 3 dwelling units with a height of 42 feet 5 3/8 inches facing West Warner Ave and one with 2 dwelling units with the height of 41 feet 1 3/4 inches facing North Ravenswood Avenue

NO. 19030-T1 (46th WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #O2016-8348

Common Address: 4420-4430 N Sheridan Road

Applicant: Carl Clybourn, LLC

Owner: Carl Clybourn, LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-3 Community Shopping District to B3-3 Community Shopping District

Purpose: The Applicant is proposing to develop the subject property with a new four-story mixed use building containing 7,080 square feet of retail space at grade, and thirty-three (33) residential units above. The proposed building will be masonry construction. The proposed building will be 45 feet in height. Pursuant to the Transit Oriented Development Ordinance, no onsite parking will be provided. Due to its close proximity to the CTA Station, the Applicant is seeking an increase in the allowable FAR - from 3.0 to 3.47. pursuant to the Transit Oriented Development Ordinance, by providing 100% (3 dwelling units) of the required ARO units - on site

NO. 19037-T1 (44th WARD) ORDINANCE REFERRED (11-16-16)
DOCUMENT #O2016-8411

Common Address: 3647-3649 N Southport Ave

Applicant: Seminary Properties and Management, LTD

Owner: Donald Martin

Attorney: Thompson Coburn c/o Katriina McGuire

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

Purpose: To construct a 5-story, 60 foot tall transit-oriented, mixed-use development. The proposed building will have (21) residential dwelling units and approximately 2,400 square feet of retail/commercial space and six (6) parking spaces located on the ground floor. Forty-two (42) bicycle parking spaces will also be provided. The proposed building is on a Pedestrian street and is within 2,640 feet from the Chicago Transit Authority Southport and Paulina Brown Line train stations.

NO. 19013 (43rd WARD) ORDINANCE REFERRED (11-1-16)

DOCUMENT #O2016-7926

Common Address: 439-47 West Arlington Place

Applicant: 441-447 W Arlington LLC

Owner: Eugene J. Chesrow Trust dated January 11, 2013

Attorney: Rolando Acosta

Change Request: RM-5 Multi Unit District and B1-2 Neighborhood Shopping District to RM-5 Multi Unit District

Purpose: the existing single family home will be retained. The vacant portion of the site will be developed with a four story building, 47 feet in height, containing eight residential dwelling units, fourteen parking spaces, and no loading berth

NO. 19035 (43rd WARD) ORDINANCE REFERRED (11-16-16)

DOCUMENT #O2016-8409

Common Address: 2238 North Halsted Street

Applicant: Mark Garcia

Owner: Mark Garcia

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: To build a third story addition and a rear two story addition to the existing residential building to be deconverted from 2 DU to a single family house; two parking spaces 3 story; height 37'10"

NO. 19018-T1 (41st WARD) ORDINANCE REFERRED (11-1-16)

DOCUMENT #O2016-7931

Common Address: 6332-6340 N Northwest Hwy

Applicant: Harlem 2016 LLC

Owner: Harlem 2016 LLC

Attorney: Kevin Wolfburg, Schain Banks

Change Request: M1-1 Limited Manufacturing/ Business Park District to B3-1 Community Shopping District

Purpose: To allow for a commercial development containing 2 commercial buildings with a total square footage of 4,689 square feet with 23 parking spaces. Building 1 will consist of one retail store and building 2 will consist of one restaurant/coffee shop with drive thru.

NO. 19017 (30th WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT #O2016-7930

Common Address: 4315-17 W School Street

Applicant: John Karnuth

Owner: John Karnuth

Attorney:

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

Purpose: New residential single family home; 2 parking spaces. Height 38 feet

NO. 19023 (30th WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #O2016-8341

Common Address: 3570 N Avondale

Applicant: 2034 Superior LLC

Owner: 2034 Superior LLC

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is proposing to permit and establish nine (9) dwelling units within the existing building located at the subject property. There are no proposed additions to or expansions of the existing building. The building will remain two-stories in height. Onsite parking for fourteen (14) cars will be located at the rear of the subject lot

NO. 19034 (30th WARD) ORDINANCE REFERRED (11-16-16)
DOCUMENT #O2016-8408

Common Address: 3338-40 N Lawndale Ave

Applicant: Rafal Szymanski

Owner: Rafal Szymanski

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 37'10

NO. 19025 (28th WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #O2016-8343

Common Address: 2514 W Harrison St

Applicant: Soho Homes LLC

Owner: Soho Homes LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story residential building, at the subject site. The new proposed building will contain three (3) dwelling units - one unit, each, on the 1st thru 3rd Floors. There will be on-site (uncovered) parking, for three vehicles, located at the rear of the lot. The new proposed building will be masonry in construction and measure 30 feet-2 inches (approx.) in height.

NO. 19019 (27th WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT #O2016-7932

Common Address: 716-742 N Aberdeen St; and 721-739 N Ogden

Applicant: North Aberdeen Associates LLC

Owner: North Aberdeen Associates LLC

Attorney: John George/ Chris Leach

Change Request: Residential Business Planned Development No 1357 to Residential Business Planned Development No. 1357, as amended

Purpose: To allow the construction of a 12 story 167 foot tall residential building containing 188 dwelling units and 84 on-site parking spaces

NO. 19021-T1 (27th WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT #O2016-7934

Common Address: 1201-1215 W Lake St; 166-182 N Racine

Applicant: McCaffery Lake Street LLC

Owner: McCaffery Lake Street LLC

Attorney: DLA Piper

Change Request: C1-2 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District

Purpose: The Applicant requests a rezoning of the subject property from the CI-2 Neighborhood Commercial District to the DX-5 Downtown Mixed-Used District (Type 1). to allow the construction of a new 7- story commercial building containing approximately 11,667 square feet of retail and 135,083 square feet of office on floors 2 through 7. Fifty parking spaces will be provided. The property is entitled to parking reductions pursuant to the transit-served locations provisions of the Zoning Ordinance, as it is within 1,320 feet from the Morgan CTA entrance

NO. 19027-T1 (27th WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #O2016-8345

Common Address: 720 N Ada St.

Applicant: KMW Communities LLC

Owner: Maria Campos

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is proposing to develop the subject property with a new four-story residential building containing three (3) dwelling units. The proposed building will be masonry construction. The proposed building will be 45 feet in height. Onsite parking for three (3) cars will be provided at the rear of the subject lot.

NO. 19028-T1 (27th WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #O2016-8346

Common Address: 721 N Ada St.

Applicant: Will + Spenc, LLC

Owner: Will + Spenc, LLC

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is proposing to develop the subject property with a new four-story residential building containing three (3) dwelling units. The proposed building will be masonry construction. The proposed building will be 45 feet in height. Onsite parking for three (3) cars will be provided at the rear of the subject lot.

NO. 19016 (26th WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT #O2016-7929

Common Address: 1736 N Kedzie Ave

Applicant: Devise Development LLC – 1736 N Kedzie

Owner: Devise Development LLC – 1736 N Kedzie

Attorney: William JP Banks of Schain Banks

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

Purpose: To allow for the construction of a 3 story 4 residential dwelling unit building with four parking spaces

NO. 19011 (25th WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT #O2016-7924

Common Address: 1629 W 18th St
Applicant: Aaron Del Valle
Owner: Aaron Del Valle
Attorney: Amy Kurson
Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District
Purpose: 5 dwelling units, 1 commercial unit (1,350 sq.ft.) 3 parking spaces, top of roof 43'
top of parapet 45' top of penthouse 51' – 6"

NO. 19012-T1 (25th WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT #O2016-7925

Common Address: 1840 W 17th Street
Applicant: My Kind of Town Properties LLC 1840 W 17th Street Series
Owner: My Kind of Town Properties LLC 1840 W 17th Street Series
Attorney: Rolando Acosta
Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: Remodeling of the existing building to add a fourth floor addition and fourth residential dwelling unit

NO. 19033 (25th WARD) ORDINANCE REFERRED (11-16-16)
DOCUMENT #O2016-8407

Common Address: 2008-10 West 21st Street
Applicant: James and Margaret Mason
Owner: James and Margaret Mason
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit 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 feet

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

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. 19026 (14th WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #O2016-8344

Common Address: 4826 S Pulaski Road

Applicant: Pulaski Road Properties, LLC

Owner: Pulaski Road Properties, LLC

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is proposing to improve the subject lot with a surface parking lot. The parking lot will contain at least twelve (12) onsite parking spaces. Access to the parking lot will be provided via the public alley located immediately behind the subject property. The proposed parking lot will be used for the storage of for-sale automobile inventory for an auto-sales lot

NO. 19014 (2nd WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT #O2016-7927

Common Address: 1400-24 W North Ave; 1600-22 N Besly Court

Applicant: KDP 1400 N LLC

Owner: KDP 1400 N LLC

Attorney: Rolando Acosta

Change Request: PMD No. 2 Sub District A to PMD No. 2 Sub district B

Purpose: Redevelopment of the property with a new building. One story building 22 feet in height; approximately 22,000 sq.ft. commercial building with approximately 75 parking spaces and no loading to be used for an auto mobile sales and service center

NO. 19024 (2nd WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #O2016-8342

Common Address: 1646 -48 N Wolcott Ave

Applicant: Michael Kane

Owner: Michael Kane

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 is seeking a zoning change in order to permit the construction of a new two-and-one-half-story (2'/2-story) single-family residence, with an attached two-car garage, at the subject site. The new residence will be masonry in construction and will measure 38 feet-0 inches in height

NO. 19031-T1 (2nd WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #O2016-8349

Common Address: 1938-1942 W North Ave

Applicant: 1938 W North Ave LLC

Owner: 1938 W North Ave LLC

Attorney: Law Office of Samuel VP Banks

Change Request: C1-2 Neighborhood Commercial District to B3-3 Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the renovation of the existing three-story mixed-use building and the construction of a new five-story addition, along the west side of the existing building. The existing three-story building will continue to contain one commercial/retail unit - at grade level, and four (4) dwelling units - above (2nd and 3rd floors). The proposed new five-story addition would contain one commercial/ retail unit - at grade level, and eleven (11) dwelling units - above (2nd thru 5th floors). Due to its close proximity to the CTA Station, and pursuant to the Transit Oriented Development Ordinance (TOD), there will be no vehicular parking located, on-site. The existing building and new addition are and will be masonry in construction. The proposed five-story addition will measure (approx.) 55 feet-1 ½ inches in height. Due to its close proximity to the CTA Station, the Applicant is seeking an increase in the allowable FAR - from 3.0 to 4.0. pursuant to the Transit Oriented Development Ordinance, by providing 100% (1 dwelling unit) of the required ARO units - on site.

NO. 19029-T1 (1st WARD) ORDINANCE REFERRED (11-9-16)
DOCUMENT #O2016-8347

Common Address: 1510-12 N Western Ave

Applicant: Raftery Construction Company

Owner: Siegfried Noble

Attorney: Thomas Moore

Change Request: C1-2 Neighborhood Commercial District and C2-1 Motor Vehicle Related Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: To construct a 4 ½ story 8 dwelling unit residential building with 2 duplex units on the 1st floor and 6 dwelling units on floors 2 through 4, with 4 indoor and 4 outdoor parking spaces. The building height to be 55'

NO. 19032 (1st WARD) ORDINANCE REFERRED (11-16-16)
DOCUMENT #O2016-8406

Common Address: 1637 N Artesian Ave

Applicant: Oleksander Ivankevych

Owner: Carmen Campbell

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To demolish the existing building and build a new 3 story, 2 dwelling unit residential building; 2 parking spaces; no commercial space; 3 story height: 38 feet

NO. 19036 (1st WARD) ORDINANCE REFERRED (11-16-16)
DOCUMENT #O2016-8410

Common Address: 2424 W Lyndale Ave

Applicant: Virage LLC

Owner: Robert DeVaughn

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To demolish the existing building and build a new 3 story, 4 dwelling unit residential building; 4 parking spaces; no commercial space; 3 story, height 38'

NO. 19038 (1st WARD) ORDINANCE REFERRED (11-16-16)
DOCUMENT #O2016-8412

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

Applicant: IFF Von Humboldt LLC

Owner: IFF Von Humboldt 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 and parking structure containing approximately 120 residential units, classroom, community and office space, 122 parking spaces, and 25,000 square feet of commercial space, as set forth in the enclosed project narrative and plans.