

Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
Meeting of December 11, 2017
To be reported out December 13, 2017

RECEIVED

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OFFICE OF THE
CITY CLERK

NO. A-8355 (43rd WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT # O2017-7341

Common Address: 1622-1708 N Halsted

Applicant: Alderman Michele Smith

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

NO. A-8354 (39th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT # O2017-7340

Common Address: 4357 W Bryn Mawr Ave

Applicant: Alderman Margaret Laurino

Change Request: POS-1 Parks and Open Spaces District to RS1 Residential Single Unit (Detached House) District

TAD-563 (34th WARD) ORDINANCE REFERRED (11-8-17)
DOC # o2017-7825

Amendment of Municipal Code Section 17-3-0207-MM by removing special use approval requirement for a hair salon, nail salon, or barbershop within Zoning District B3

NO. A-8351 (32nd WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT # O2017-7335

Common Address: 3126-38 W Armitage Ave

Applicant: Alderman Scott Waguespack

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

NO. A-8282 (13th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT # O2017-1023

Common Address: 6333-59 W 55th Street

Applicant: Alderman Marty Quinn

Change Request: B3-1 Community Shopping District to RS2 Residential Single-Unit (Detached House)

NO. A-8283 (13th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT # O2017-1024

Common Address: 5535-37 S Narragansett Ave

Applicant: Alderman Marty Quinn

Change Request: B3-1 Community Shopping District to RS2 Residential Single-Unit (Detached House)

NO. A-8284 (13th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT # O2017-1025

Common Address: 5045-59 W 63rd Street

Applicant: Alderman Marty Quinn

Change Request: B1-1 Neighborhood Shopping District to RS2 Residential Single-Unit (Detached House)

NO. A-8299 (13th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2112

Common Address: 5347-59 West 63rd Street
Applicant: Alderman Marty Quinn
Change Request: C2-1 Motor Vehicle Related Commercial District to RS2 Residential Single-Unit (Detached House)

NO. A-8325 (13th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT # O2017-5206

Common Address: 4555 West 59th Street
Applicant: Alderman Marty Quinn
Change Request: M1-1 Limited Manufacturing/ Business Park District to RS2 Residential Single-Unit (Detached House)

NO. A-8341 (13th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT # O2017-6442

Common Address: 6801-05 S Pulaski Road
Applicant: Alderman Marty Quinn
Change Request: B1-1 Neighborhood Shopping District to RS2 Residential Single-Unit (Detached House)

NO. A-8349 (11th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT # O2017-7333

Common Address: 3437 S Lowe 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. 19422 (46th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7745

Common Address: 4506 N Sheridan
Applicant: 4506 N Sheridan LLC
Owner: 4506 N Sheridan LLC
Attorney: Warren Silver
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-1 Neighborhood Mixed-Use District
Purpose: Approx 2,400 sq.ft. of office to be used presently for a real estate business, and three dwelling units, eight off street parking spaces, and a building height of approx. 30.0 (no change to height)

NO. 19418-T1 (44th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7741

Common Address: 1216-1218 w Belmont Ave

Applicant: Belmont Development LLC

Owner: Belmont Development LLC

Attorney: Michael Ezgur

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

Purpose: To construct a four story mixed use building containing approximately 1,770 sq.ft. of ground floor commercial space, six residential dwellings units, seven automobile parking spaces and no loading berth. The height of the proposed building will be 44 feet and 6 inches

NO. 19438-T1 (39th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7762

Common Address: 4346-4358 W Lawrence Ave

Applicant: Chicago Progress LLC

Owner: Chicago Progress LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B3-1 Community Shopping District to B3-3 Community Shopping District

Purpose: The Applicant is proposing to develop the subject property with a four-story mixed-use building that will contain retail space at grade and twenty-four (24) residential units above. The proposed building will be masonry construction. The proposed building will be 52 feet 6 inches in height. The proposed gross retail space will be 6,209 square feet. Onsite garage parking for twenty-six (26) cars will be located within the rear of the proposed building.

NO. 19440-T1 (39th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7764

Common Address: 4737-39 N Pulaski Road

Applicant: Batool Auto, Inc.

Owner: Batool Auto, Inc.

Attorney: Paul Kolpak

Change Request: B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related Commercial District

Purpose: Auto repair sale shop with 2 lift and 4 interior parking spaces, zero dwelling units. Approximate commercial space= 5814.09 Sq.ft., height of existing building= 19.4 (highest point of building)

NO. 19356 (36th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6187

Common Address: 5907 W Waveland Ave

Applicant: Maria Vera
Owner: Maria Vera
Attorney: Gordon & Pikarski
Change Request: RS2 Residential Single-Unit (Detached House) to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The property will be used for two residential dwelling units with two parking spaces, no commercial space and the existing two story height to be maintained.

NO. 19404 (31st WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7057

Common Address: 4926 -4930 W Fullerton Ave

Applicant: Syed Adeel Abaas
Owner: Syed Adeel Abaas
Attorney: Azita M Mojarad
Change Request: B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related Commercial District
Purpose: the building located at 4930 Fullerton will be used as business/office space on the 1st floor. The second level is to be used solely for commercial purposes by the owner. The owner intends to use the remaining sq. footage for storage of accessory vehicle parking for business.

NO. 19433 (30th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7756

Common Address: 3555 N Milwaukee Ave

Applicant: Berenstain Properties LLC
Owner: Berenstain Properties LLC
Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz
Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed-Use District
Purpose: Three dwelling units, the height of the existing building will remain the same. 3 parking spaces will be provided

NO. 19439-T1 (30th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7763

Common Address: 4167-69 W Cornelia Ave

Applicant: A & SL Construction
Owner: A & SL Construction
Attorney: Paul Kolpak
Change Request: C1-1 Neighborhood Commercial District to RS3 Residential Single-Unit (Detached House) District
Purpose: To construct 2 new two story homes with a basement and 2 car detached garages. The height of each house will be 26 feet 6 inches. No commercial space

NO. 19432 (29th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7755

Common Address: 112 S Parkside

Applicant: Joy Harris

Owner: Joy Harris
Attorney: Lewis Powell III
Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: A new two story with basement four dwelling unit building with 7,286 sq.ft. of floor area, 28 ft. high, four off street parking spaces

NO. 19394-T1 (27th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7047

Type 1 Plans Amended

Common Address: 310-314 N Peoria; 901-911 W Wayman Street

Applicant: MRR Palmer Square LLC
Owner: MRR Palmer Square LLC
Attorney: Michael Ezgur
Change Request: C1-1 Neighborhood Commercial District to DX-3 Downtown Mixed Use District
Purpose: The Applicant proposes to complete an interior remodeling of the existing building, and the construction of a fifth-floor addition, for the development of a mixed-use building containing approximately 3,000 square feet of ground floor commercial space and a hotel with a maximum of 28 keys, no automobile parking spaces pursuant to the exemption contained in the Chicago Zoning Ordinance for the rehabilitation or reuse of a Chicago Landmark Building, and no loading berth. The height of the building will be 70 feet

NO. 19434-T1 (27th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7757

Common Address: 2623 W Monroe St.
Applicant: Saffron Capital Partners LLC
Owner: Saffron Capital Partners LLC
Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz
Change Request: M1-2 Limited Manufacturing/ Business Park District to RM4.5 Residential Multi-Unit District
Purpose: After rezoning the building will be 28.5" feet in height and will contain 3 dwelling units. 2 parking spaces will be provided

NO. 19353 (26th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6184

Common Address: 1357 N Rockwell St
Applicant: Robert Lucenti
Owner: Robert Lucenti
Attorney: Stephen Cleary
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-4.5 Residential Multi Unit District
Purpose: Building will have 4 dwelling units, there are 2 existing parking spaces and there will be no change in the number of parking spaces, there is and will be no commercial space, and the height of the building is 37 feet and will remain at that height

NO. 19390 (26th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7043

Common Address: 3418 W McLean
Applicant: Jane Wang

Owner: Jane Wang
Attorney: Law Office of Samuel VP Banks
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: A rear building addition to the existing multi-unit residential building; and to increase the number of residential units from 2 to 3. The residential building will remain 38 feet in height. Onsite parking for three cars will be provided in a detached garage located at the rear of the subject zoning lot

NO. 19423 (26th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7746

Common Address: 2044 W Ohio St

Applicant: Richard Watts
Owner: Richard Watts
Attorney: Thomas Moore
Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: To build a 3 story 2 dwelling unit building with basement with a height of 35 feet

NO. 19441-T1 (26th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7765

Common Address: 2658 W Grand Ave

Applicant: Tom Kalembe
Owner: Tom Kalembe
Attorney: Paul Kolpak
Change Request: M1-1 Limited Manufacturing/ Business Park District to B2-2 Neighborhood Mixed-Use District
Purpose: To remove the existing roof structure and rear 1 story and erect a 2nd floor addition over 1 story single family home with basement and 2 story rear frame addition with basement and detached masonry garage with roof deck. The height will be 26 inches 8 feet. No commercial space

NO. 19416 (25th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7739

Common Address: 1833 S Throop

Applicant: Ruben Sereno
Owner: Ruben Sereno
Attorney: Rolando Acosta
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-2 Neighborhood Mixed-Use District
Purpose: Three-story residential building, containing approximately 6,300 square feet with three residential dwelling units and two parking spaces.

NO. 19417 (25th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7740

Common Address: 1644 W Cermak Road

Applicant: JIA Properties LLC
Owner: JIA Properties LLC

Attorney: Rolando Acosta
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District
Purpose: Three-story residential building, with six residential dwelling units and three parking spaces, no additions are proposed

NO. 19431-T1 (24th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7754

Common Address: 1852 S Albany Ave

Applicant: Chicago Housing Authority
Owner: Chicago Housing Authority
Attorney: Terrance Diamond
Change Request: B3-3 Community Shopping District to B3-3 Community Shopping District
Purpose: To increase the number of permitted dwelling units from 14-19 on the 3rd floor of the building. First and second floors will be used by CHA for its administrative offices and related functions

NO. 19427 (19th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7750

Common Address: 11060 S Western Ave

Applicant: Americanos LLC
Owner: Leona's Properties LLC Beverly Series
Attorney: Joseph Kreeger
Change Request: B1-1 Neighborhood Shopping District to B3-1 Community Shopping District
Purpose: To be used as a restaurant with bar. No parking spaces on lot parking located across the alley. No dwelling units. Total square footage of commercial space approximately 4700 sq.ft.

NO. 19421 (12th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7744

Common Address: 2427-2429 S Kedzie Ave

Applicant: VIP Real Estate LTD
Owner: VIP Real Estate LTD
Attorney: Homero Tristan
Change Request: B3-2 Community Shopping District to C1-2 Neighborhood Commercial District
Purpose: Operation of a hand car wash with a limited business license

NO. 19428 (12th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7751

Common Address: 1844-1850 W 35th St

Applicant: KYZ LLC
Owner: KYZ LLC
Attorney: Richard Toth
Change Request: RS3 Residential Single-Unit (Detached House) District to

B2-1.5 Neighborhood Mixed-Use District

Purpose: The rehabilitation and reuse of the existing building and to allow the issuance of business licenses for business and commercial uses at the property. No dwelling units. No parking spaces. Approx 3,900 sq.ft. of commercial space; approximately 12 feet high

NO. 19435 (12th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7758

Common Address: 2400 S Sacramento Ave

Applicant: Elseo Carrillo

Owner: Elseo Carrillo

Attorney: Vasillos Sarikas

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-1 Neighborhood Shopping District

Purpose: The proposed use of the property is to allow a small service restaurant / ice cream retail shop in the vacant store front, there will be no change to the existing three dwelling units, the approx. square footage of the shop is 2000 sq.ft. the building is approx. 20 ft.

NO. 19419-T1 (11th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7742

Common Address: 2139 S Halsted St.

Applicant: Del Toro Capital LLC

Owner: Del Toro Capital LLC

Attorney: Amy Degnan

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

Purpose: To allow for an expansion of to an outdoor patio in conjunction with the restaurant on adjoining lots 2133, 2135 and 2137 S Halsted St.

NO. 19420 (11th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7743

Common Address: 4248-4258 S Normal Ave; 500-502 W 43rd St

Applicant: Murray Builders, Inc.

Owner: Murray Builders, Inc.

Attorney: Amy Degnan

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

Purpose: Four new town homes, approx. 6,550 total sq.ft. The town homes will be approx. 26'5" in height with a 4 car detached garage

NO. 19425 (8th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7748

Common Address: 7801 S Chappel

Applicant: Roka Properties Corporation

Owner: Roka Properties Corporation

Attorney: Thomas Moore

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

Purpose: To construct a 1 dwelling unit in the existing basement of a 2 story 2 dwelling unit building 26 feet in height for a total of 3 dwelling units and 3 parking spaces

NO. 19426-T1 (2nd WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7749

Common Address: 2507-11 N Southport Ave

Applicant: 2507 N Southport LLC

Owner: Catherine and Louis Barlock

Attorney: Thomas Moore

Change Request: C1-1 Neighborhood Commercial District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Applicant seeks to construct a 3 story with basement 6 dwelling unit building 37.8 feet in height with 6 parking spaces. Applicant also seeks to construct a 3 story with basement 3 dwelling unit building 37.8 feet in height and 3 parking spaces

NO. 19442 (2nd WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7766

Common Address: 1612 W Chicago Ave

Applicant: I Do Dance Studio LLC

Owner: 1612 Chicago Adventures LLC

Attorney: Barry Ash

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

Purpose: A ballroom dance studio and banquet hall. There are no dwelling units located on the subject property. The square footage of the space is 4, 880 square feet. There are no parking spaces provided for the first 10,000 sq.ft. is exempt from parking requirements for the property is located on a Pedestrian Street. The height of the proposed building varies 19.5 ft to 12 ft

NO. 19424-T1 (1st WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7747

Common Address: 1837-41 N California

Applicant: SNS Realty Group LLC 1841 N California LLC

Owner: SNS Realty Group LLC 1841 N California LLC

Attorney: Thomas Moore

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: To build a 4 story dwelling unit building with 14 interior parking spaces and a building height of 42 feet

NO. 19437-T1 (1st WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7761

Common Address: 1462 W Ohio St.

Applicant: Noble Buildings LLC

Owner: Barbara Spiotto Living Trust

Attorney: Law Office of Samuel VP Banks

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

Purpose: to develop the subject property with a four story residential building that will contain three dwelling units. The proposed building will be masonry in

construction. The proposed building will be 45 feet in height a three car detached garage will be located at the rear of the subject lot

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

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
TBD	25	3200 S Western	Enterprise Oil Company
TBD	45	4901 W Irving Park Road	Charles Cui
Or2017-617	43	1816 N Clark St.	Hotel Lincoln

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

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
TBD	25	2101 S Canal	Allied Metal Co.

FEE WAIVER

Or2017-624 (20th WARD) ORDER REFERRED 11-21-17

Historical Landmark Fee Waiver for the property at 6401 S Woodlawn

Or2017-620 (43rd WARD) ORDER REFERRED 11-21-17

Historical Landmark Fee Waiver for the property at 2112 N Sedgwick St.

Or2017-619 (43rd WARD) ORDER REFERRED 11-21-17

Historical Landmark Fee Waiver for the property at 1708 N Sedgwick St.