

**SUMMARY OF A MEETING  
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS  
MEETING OF SEPTEMBER 14, 2017  
TO BE REPORTED OUT OCTOBER 11, 2017**

**MA-237 (MAYORAL APPLICATION) ORDINANCE REFERRED (9-6-17)**  
**DOC # A2017-102**

Reappointment of Martin Cabrera, Jr. as a member of the Chicago Plan Commission for a term effective immediately and expiring January 25, 2022

**MA-238 (MAYORAL APPLICATION) ORDINANCE REFERRED (9-6-17)**  
**DOC # A2017-95**

Appointment of James F Ellis, Jr. as a member of the Public Building Commission for a term effective immediately and expiring September 30, 2022 to succeed Thomas Kotel, whose term has expired

**MA-239 (MAYORAL APPLICATION) ORDINANCE REFERRED (9-6-17)**  
**DOC # A2017-101**

Appointment of Fran R. Grossman as a member of the Chicago Plan Commission for a term effective immediately and expiring January 25, 2022, to complete the unexpired term of the late Doris B. Holleb

**MA-240 (MAYORAL APPLICATION) ORDINANCE REFERRED (9-6-17)**  
**DOC # A2017-103**

Appointment of Gary Gardner as a member of the Chicago Plan Commission for a term effective immediately and expiring January 25, 2019, to complete the unexpired term of Daniel Sih, who has resigned

**NO. A-8332 (36<sup>th</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT # O2017-5619**

**Common Address:** 5501 W Fullerton Ave  
**Applicant:** Alderman Gilbert Villegas  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District

**NO. A-8331 (15<sup>th</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT # O2017-5618**

**Common Address:** 1632-1958 W 63<sup>rd</sup> St; 1633-1957 W 63<sup>rd</sup> St  
**Applicant:** Alderman Raymond Lopez  
**Change Request:** B3-2 Community Shopping District and C1-2 Neighborhood Commercial District to RS3 Residential Single-Unit (Detached House) District and B3-2 Community Shopping District to B1-1 Neighborhood Shopping District

**NO. 19300-T1 (48<sup>TH</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5482**

**Common Address:** 1101-17 W Granville Ave  
**Applicant:** 1101 Granville, LLC  
**Owner:** 1101 Granville, LLC  
**Attorney:** Thomas Moore  
**Change Request:** B3-5 Community Shopping District to B3-5 Community Shopping District  
**Purpose:** Applicant seeks to build a 6 story 20 residential dwelling unit with 1 commercial space on the ground floor and a building height of 66 feet 4 inches. The subject property is located within 96 linear feet of the CTA Red Line train station entrance so we are seeking to reduce the parking to 1 space.

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**NO. 19302-T1 (48<sup>TH</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5484**

**Common Address:** 1528-36 W Victoria St.  
**Applicant:** Regas Chefas  
**Owner:** Regas Chefas  
**Attorney:** Thomas Moore  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District and RS3 Residential Single-Unit (Detached House) District to C2-1 Motor Vehicle Related Commercial District  
**Purpose:** Applicant seeks to rezone in order to extend the garden center and construct a 2 story building 21 feet 3 inches feet in height with no parking

**NO. 19307 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5490**

**Common Address:** 2442-44 W Irving Park Road  
**Applicant:** RD Precision Inc.  
**Owner:** 3Guise LLC  
**Attorney:** Law Office of Mark Kupiec & Associates  
**Change Request:** C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed-Use District  
**Purpose:** To demolish the existing building and to divide the subject property into 2 zoning lots: the lot at 2444 W. Irving Park will be 54' x 116.50' and will be developed with a residential building with 6 dwelling units; and the lot at 2442 W. Irving Park will be 26' x 116.50' and will be developed with a residential building with 3 dwelling units; for a total of 9 dwelling units with 9 parking spaces at the subject property; no commercial space; 3 story / height 37'-10

**NO. 19328-T1 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5521**

**PASS AS TYPE-1 PLANS AMENDED**

**Common Address:** 4646-4650 N Damen Ave  
**Applicant:** 4646 Damen LLC  
**Owner:** 4646 Damen LLC and Chicago Title Land Trust Company, Trust NO. 5053 Dated April 26, 1978  
**Attorney:** Law Office of Samuel VP Banks  
**Change Request:** RS3 Residential Single-Unit (Detached House) District and B3-3 Community Shopping 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 four-story mixed-use building, at the subject site. Any and all existing structures and buildings will be razed. The proposed new four-story building will contain two (2) commercial/retail spaces (1,191 square feet and 2,812 square feet, respectively) and three (3) dwelling units - at grade level, and twenty-one (21) dwelling units - above (Floors 2 thru 4) for a total of twenty-four (24) dwelling units. Because the Subject Property is located within 1,320 linear feet of the CTA rail station entrance, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for eight (8) vehicles, located at grade level - off the Public Alley, at the rear of the property. The proposed new building will be masonry in construction and measure 48 feet-0 inches in height

**NO. 19303 (46<sup>TH</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5486**

**Common Address:** 4600 N Beacon St.  
**Applicant:** 1344-1354 W Wilson LLC  
**Owner:** 1344-1354 W Wilson LLC  
**Attorney:** Gary Wigoda  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-2 Community Shopping District  
**Purpose:** No change to the structure or to the number of dwelling units (83) or parking. Proposed change is to allow the re-establishment of ground floor retail and commercial uses.

**NO. 19318-T1 (45<sup>TH</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5511**

TYPE 1 PLANS AMENDED

**Common Address:** 3696-3700 N Milwaukee Ave  
**Applicant:** 3696 Milwaukee Ave LLC  
**Owner:** Zygmunt Zimny Living Trust  
**Attorney:** Andrew Scott  
**Change Request:** M1-1 Limited Manufacturing/ Business Park District to B2-2 Neighborhood Mixed-Use District  
**Purpose:** The applicant proposes to redevelop the ground floor of the existing building to provide daycare space and permit one dwelling unit on the second floor. There are no parking spaces on site. The height of the existing building will remain unchanged at 25 feet 4 inches. The property is within 1,320 feet of a Metra rail station entrance. As a result, no additional parking spaces are proposed.

**NO. 19331-T1 (44<sup>TH</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5524**

TYPE 1 PLANS AMENDED

**Common Address:** 3358 N Kenmore Ave  
**Applicant:** Semco- 3358, LLC  
**Owner:** Semco- 3358, LLC  
**Attorney:** Law Office of Samuel VP Banks  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5.5 Multi Unit District  
**Purpose:** The Applicant is proposing to increase the number of residential units located within the existing building from five (5) to seven (7). The existing building will remain 30 feet 8 inches in height. Onsite surface parking for three (3) cars will be located at the rear of the subject lot. As part of this project, the Applicant will be constructing a new metal deck and stair system at the rear of the subject building. No other changes are proposed to the existing building's footprint

**NO. 19299 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5481**

**Common Address:** 2701 N Halsted St.  
**Applicant:** 2701 Halsted, LLC  
**Owner:** 2701 Halsted, LLC  
**Attorney:** Gary Wigoda  
**Change Request:** B1-2 Neighborhood Shopping District to B1-3 Neighborhood Shopping District  
**Purpose:** There will be no change in the number of dwelling units, parking spaces from existing or height of the building; the commercial space will be increased by 1,053 square feet to a total commercial area of 6,592 square feet

**NO. 19320 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5513**

**Common Address:** 2435 N Halsted St  
**Applicant:** Parson's Lincoln Park LLC  
**Owner:** 2435 Halsted, LLC  
**Attorney:** Joseph Gattuso  
**Change Request:** B1-2 Neighborhood Shopping District to B3-2 Community Shopping District  
**Purpose:** The Applicant proposes to renovate the existing building for use as a restaurant with a bar including seating for patrons.

**NO. 19314 (36<sup>th</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5497**

**Common Address:** 3320 N Narragansett Ave  
**Applicant:** David Kadlec  
**Owner:** David Kadlec  
**Attorney:** Law Office of Mark Kupiec & Associates  
**Change Request:** RS2 Residential Single-Unit (Detached House) to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** To build a new 3 dwelling unit residential building; 3 parking spaces; no commercial space; 3 story, height 38'

**NO. 19312 (35<sup>th</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5495**

**Common Address:** 3615 W Palmer St.  
**Applicant:** Lester Pineda  
**Owner:** Lester Pineda  
**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 allow an additional dwelling unit (basement) within the existing residential building; total of 3 dwelling units within the existing building; no commercial space; existing 2 car garage will remain; existing 2 story, existing height within 38 feet - no change proposed

**NO. 19258 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4802**

**Common Address:** 3130 N Lincoln Ave  
**Applicant:** 3130 Lincoln Ave LLC  
**Owner:** 3130 Lincoln Ave LLC  
**Attorney:** Rolando Acosta  
**Change Request:** B1-3 Neighborhood Shopping District to B3-1 Community Shopping District  
**Purpose:** The Application, if approved, will allow the Applicant to use the property for the sale of auto parts. No on-premises repair will be authorized and there will be no additions or enlargement of the existing building.

**NO. 19083-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-133**

TYPE 1 PLANS AMENDED

**Common Address:** 1448 W Erie St  
**Applicant:** EZMB, LLC  
**Owner:** EZMB, LLC  
**Attorney:** Daniel G Lauer  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District  
**Purpose:** The Applicant intends to construct a three story building with roof access, consisting of three (3) residential dwelling units. There will be a three (3) car garage located at the rear of the property. The footprint of the building shall be approximately 20 feet by 75 feet in size and the building shall be 37 feet 10 inches high, as defined by City Code.

**NO. 19187-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (4-19-17)**  
**DOCUMENT #O2017-3195**

TYPE 1 PLANS AMENDED

**Common Address:** 816-824 W Fulton Market, 301-315 N Green St, 813-825 W Wayman St  
**Applicant:** Thor 816-820 W Fulton LLC  
**Owner:** Thor 816-820 W Fulton LLC  
**Attorney:** DLA Piper  
**Change Request:** C1-1 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District  
**Purpose:** To allow the construction of a four story commercial building containing approx. 60,440 sq.ft. of floor area

**NO. 19325-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5518**

**Common Address:** 2351-59 W Grand Ave; 463-75 N Western Ave  
**Applicant:** MRR 2351 W Grand Western LLC  
**Owner:** MRR 2351 W Grand Western LLC  
**Attorney:** Rolando Acosta  
**Change Request:** M1-2 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District  
**Purpose:** One-story, approximately 15.00 feet in height, commercial building; three-story, approximately 38 feet tall mixed-use building containing ground floor commercial space and three residential dwelling units, with three parking spaces and no loading, and vacant lot

**NO. 19301-T1 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5483**

TYPE 1 PLANS AMENDED

**Common Address:** 1521-27 N Sedgwick St.

**Applicant:** Lincoln Park Community Services

**Owner:** Pangea Properties

**Attorney:** Thomas Moore

**Change Request:** C1-3 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

**Purpose:** Applicant seeks to renovate an existing 5 story commercial building 54 feet 6 inches in height to establish a 48 bed transitional residence and construct a new 5 story addition 68 feet in height with 20 efficiency units and no parking. The subject property is located within 150 linear feet from the CTA Brown Line train station so we are seeking a waiver to provide no parking and to increase the floor area ratio to 3.7. We are also seeking a building height increase and to allow 100% efficiency units

**NO. 19311-T1 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5494**

AMENDED TO TYPE 1

**Common Address:** 1459-61 W Superior St

**Applicant:** Capricorn Real Estate Group LLC

**Owner:** Ronald Kiel

**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. 19321-T1 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5514**

**Common Address:** 914-28 W Fulton Market Street; 301-309 N Sangamon St

**Applicant:** 916 Fulton LLC

**Owner:** 916 Fulton LLC

**Attorney:** Meg George

**Change Request:** C1-1 Neighborhood Commercial District to DS3 Downtown Service District

**Purpose:** A new approximately 30,000 square foot two-story building will be constructed on site. The proposed building will have 65 on site bike parking spaces and will offer retail and restaurant uses. The applicant will be seeking a parking reduction to 0 spaces through an administrative adjustment as it is a transit served location

**NO. 19306 (19<sup>TH</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5489**

**Common Address:** 1530-32 W 99<sup>th</sup> St; 9875-85 S Charles St

**Applicant:** RCM Holdings LLC

**Owner:** RCM Holdings LLC

**Attorney:** Law Office of Mark Kupiec & Associates

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-2 Neighborhood Mixed-Use District

**Purpose:** 2 commercial units on the ground floor front (dental office and a beauty salon) approximately 3,000 square feet of commercial space; existing 8 dwelling units on the ground rear and upper floor - all within the existing mixed-use building; no existing parking; existing height - 2story - no change proposed.

**NO. 19304 (15<sup>TH</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5487**

**Common Address:** 5754-56 S Damen Ave

**Applicant:** Benjamin Martinez

**Owner:** Benjamin Martinez

**Attorney:** Law Office of Mark Kupiec & Associates

**Change Request:** RS3 Residential Single-Unit (Detached House) District to C2-1 Motor Vehicle Related Commercial District

**Purpose:** To allow a landscaping contractor's yard, existing 2 story / 21 feet height, mixed-use building to remain, existing parking to remain; approximately 1,000 square feet of commercial use with outdoor storage

**NO. 19322-T1 (15<sup>TH</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5515**

AMENDED TO TYPE 1  
PASS AS SUBSTITUTED

**Common Address:** 5115-25 S Oakley Ave, 2210-56 W 51<sup>st</sup> Pl; 2207 W 51<sup>st</sup> Pl; 5145-47 S Western Boulevard

**Applicant:** 1230 N Kostner

**Owner:** 1230 N Kostner

**Attorney:** Sylvia Michas

**Change Request:** M1-1 Limited Manufacturing/ Business Park District, M2-2 Light Industry District, and C1-2 Neighborhood Commercial District to M2-2 Light Industry District; and M2-2 Light Industry District to a Manufacturing Planned Development

**Purpose:** The existing 1 -story metal building will be razed. The Applicant plans to redevelop the property with a contractor/construction storage yard, which will include a 1 -story building and garage (19'-5" height) which will serve as an office and service area for Applicant's vehicles. The proposed development will also include parking for a minimum of 15 vehicles.

**NO. 19313 (12<sup>TH</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5496**

**Common Address:** 2621 W 24<sup>th</sup> St  
**Applicant:** Cloud Property Management LLC 2621 Series  
**Owner:** Cloud Property Management LLC 2621 Series  
**Attorney:** Law Office of Mark Kupiec & Associates  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District  
**Purpose:** To allow 4 dwelling units within the existing residential building; no commercial space 3 parking spaces; existing 3 story, existing height 38 feet 9 inches - no change proposed.

**NO. 19319-T1 (12<sup>TH</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5512**

**Common Address:** 3603-3607 S Archer Ave  
**Applicant:** Pine Group LLC  
**Owner:** Pine Group LLC  
**Attorney:** Rolando Acosta  
**Change Request:** C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** The Applicant proposes to demolish the existing structure to develop the property into a new 10 dwelling unit residential building consisting of approximately 11,220 square feet and five automobile parking spaces pursuant to the TOD ordinance. The property is approximately 371 feet from the CTA Orange Line Station entrance. The height of the building will be 46 feet 0 inches.

**NO. 19309-T1 (1<sup>ST</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5492**

AMENDED TO TYPE 1

**Common Address:** 2423 W Haddon Ave  
**Applicant:** 2423 W Haddon INC  
**Owner:** 2423 W Haddon INC  
**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, 3 dwelling unit residential building; 3 parking spaces; no commercial space; 3 story, height 38'



**NO. 19310-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5493**

**Common Address:** 1716-18 N California Ave  
**Applicant:** Constancio Santiago  
**Owner:** Constancio Santiago  
**Attorney:** Law Office of Mark Kupiec & Associates  
**Change Request:** C1-1 Neighborhood Commercial District and B2-3 Neighborhood Mixed-Use District  
**Purpose:** To build a new 3 story, 6 dwelling unit residential building; 6 parking spaces no commercial space; 3 story, height 37'-10'

**NO. 19327 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5520**

AMENDED TO TYPE 1

**Common Address:** 2417 W McLean  
**Applicant:** Bradley Anderson  
**Owner:** Bradley Anderson  
**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 proposing to develop the subject property with a new three-story building that will contain three (3) dwelling units. The proposed building will be masonry in construction. The proposed building will measure 37 feet 11 inches in height. Onsite parking for three (3) cars will be provided in a detached garage located at the rear of the subject zoning lot.

**NO. 19333-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5526**

PASS AS SUBSTITUTED  
TYPE 1 PLANS AMENDED

**Common Address:** 1964-66 N Milwaukee Ave  
**Applicant:** 1966 N Milwaukee LLC  
**Owner:** 1966 N Milwaukee LLC  
**Attorney:** Law Office of Samuel VP Banks  
**Change Request:** B3-2 Community Shopping District to B3-5 Community Shopping District  
**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new five-story mixed-use building, at the subject site. The proposed new five-story building will contain commercial/retail space (2,145 square feet approx.) - at grade level, and a total of sixteen (16) dwelling units - above (Floors 2 thru 5). Due to its close proximity to the CTA - Elevated Train ("E") Station, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for three (3) vehicles, located at the rear of the property. The proposed new building will be masonry in construction and measure 54 feet-0 inches in height.

**NO. 19036-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (11-16-16)**  
**DOCUMENT #O2016-8410**

SUBSTITUTED TO TYPE 1

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'