

Meeting
Of The
Committee on Zoning
Landmark & Building Standards

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OFFICE OF THE
CITY CLERK

MARCH 27, 2017, 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 Numerical Order
According to Ward

NO. A-8272 (20th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT # O2017-294

Common Address: 6231-35 S Greenwood Ave

Applicant: Alderman Willie B Cochran

Change Request: Residential Planned Development No. 723 to RM-5 Multi Unit District

NO. A-8273 (20th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT # O2017-296

Common Address: 6241-43 S Greenwood Ave

Applicant: Alderman Willie B Cochran

Change Request: Residential Planned Development No. 723 to RM-5 Multi Unit District

NO. A-8274 (23rd WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT # O2017-299

Common Address: 5329-33 S Harlem Ave

Applicant: Alderman Michael Zalewski

Change Request: C1-1 Neighborhood Commercial District to RS2 Residential Single-Unit (Detached House)

NO. A-8275 (23rd WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT # O2017-300

Common Address: 3700-3728 W 63rd Street

Applicant: Alderman Michael Zalewski

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

NO. A-8276 (47th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT # O2017-302

Common Address: 1765-75 W Cullom Ave

Applicant: Alderman Ameya Pawar

Change Request: M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District

NO. A-8277 (47th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT # O2017-304

Common Address: 4036-40 N Hemitage Ave

Applicant: Alderman Ameya Pawar

Change Request: B2-5 Neighborhood Shopping District to RS3 Residential Single-Unit (Detached House) District

NO. A-8278 (47th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT # O2017-201

Amendment of Municipal Code Section 17-3-503-D to classify a segment of W Lincoln Ave as Pedestrian Retail Street

NO. 19113 (1st WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-885

Common Address: 1814 W Augusta Boulevard

Applicant: Development Group LLC Augusta

Owner: Development Group LLC Augusta

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement) all residential building, at the subject site. The existing building will be razed. The new proposed building will contain a total of three (3) dwelling units and there will be onsite parking for three (3) vehicles, in a new detached garage, at the rear of the lot. The new building will be masonry in construction and measure 38 feet-2 inches in height

NO. 19121-T1 (1st WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-897

Common Address: 1038-1040 N Ashland Ave

Applicant: Honore Properties LLC

Owner: See application for list of owners

Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz

Change Request: B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: After rezoning and renovations, the building will have a total of 18 dwelling units, 2,069 sq. ft. of ground floor retail space, and will be 37 feet tall. The property is a transit served location located 1,320 feet from the CTA Blue Line Division station and will have 0 automobile parking spaces. 18 bicycle parking spaces will be provided.

NO. 19129 (2nd WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-905

Common Address: 1901-1903 W Wabansia Ave
Applicant: Douglas and Melissa Renner
Owner: Douglas and Melissa Renner
Attorney: Bill Toliopoulos
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: Remodel 3 unit, 4227 square feet, 23 feet tall residential building with existing set back and 2 parking spaces on site to remain as existing.

NO. 19134 (3rd WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-910

Common Address: 436-40 E 47th St
Applicant: Bronzeville Artist Lofts
Owner: Bronzeville Artist Lofts
Attorney: Patrick Turner
Change Request: B1-5 Neighborhood Shopping District to B3-5 Community Shopping District
Purpose: Three-story mixed use building. First Floor is 3,600 sq.ft. art gallery and 5,200 sq.ft. retail. Second and third floors have eight(8) residential units, Zero(-0-) parking spaces. Building height is 43.21 feet.

NO. 19118-T1 (12th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-894

Common Address: 1734 W 35th Street
Applicant: 1734 W 35th Street LLC
Owner: 1734 W 35th Street LLC
Attorney: Thomas Moore
Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District
Purpose: The applicant seeks to change the zoning to for a 2 story mixed use building with 1 existing residential dwelling unit and a proposed restaurant on the 1st floor, 2 existing residential dwelling units on the 2nd floor with a building height of 25 feet and will provide 3 exterior parking spaces.

NO. 19119 (21st WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-895

Common Address: 9050 S Bishop Street

Applicant: Center Properties LLC 9050

Owner: Center Properties LLC 9050

Attorney: Thompson Coburn LLP

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

Purpose: The proposed rezoning will allow the applicant to establish a third residential dwelling unit to be located in the basement of residential building on the subject property. Currently, the building on the subject property has 2 residential dwelling units, with space in the back of the structure for parking 3 vehicles. The existing residential building is approximately 35 feet tall

NO. 19114 (25th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-886

Common Address: 2400-12 S Western Ave; 2401-11 W 24th Street

Applicant: Western Bell Inc

Owner: 2400 Western LLC

Attorney: Rolando Acosta

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District

Purpose: One –story, approximately 25.0 feet in height, commercial building with approximately 2,053 square feet to be used for a restaurant with a drive-thru facility and twenty parking spaces.

NO. 19132-T1 (25th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-908

Common Address: 2014-2122 S Clark St; 2017-2023 S Archer Ave

Applicant: MPI Contracting Inc

Owner: Archer Clark 166B, LLC

Attorney: Daley & Georges

Change Request: C2-3 Motor Vehicle Related Commercial District to DX-5 Downtown Mixed-Use District

Purpose: A new seven-story hotel building (approximately 73,533 s.f), including a combined internal parking lot with approximately 28 parking spaces. Approximately 78' high. No dwelling units. The existing one- story commercial building will remain.

NO. 19120 (27th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-896

Common Address: 846-856 N Milwaukee Ave; 825-839 N Racine; and 817-823 N Racine

Applicant: Flat Iron Place Condominium Association

Owner: Flat Iron Place Condominium Association

Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: After rezoning, parcel #1 will have 10 dwelling units and parcel #2 will have one dwelling unit. There will be no commercial space in either parcel. The property is a transit served location. 5 off-site parking spaces will be provided for parcel #1. Parcel #2 will have 1 on-site parking space.

NO. 19122-T1 (27th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-898

Common Address: 460 N May St.

Applicant: Paul Thomas Remmes

Owner: Paul Thomas Remmes

Attorney: Law Office of Samuel VP Banks

Change Request: M2-2 Light Industry 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 one-story detached garage, at the rear of the subject property, which will serve the existing three-story multi-unit residential building. The new proposed garage will provide off-street parking for two (2) vehicles. The existing multi-unit residential building, which measures approximately 40 feet-8 inches in height and is masonry in construction, to match the architectural character of the existing residential building, and will measure approximately 14 feet- 8 inches in height.

NO. 19128-T1 (27th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-904

Common Address: 859-871 N Orleans Street

Applicant: 863 Orleans LLC

Owner: 863 Orleans LLC

Attorney: Law Office of Samuel VP Banks

Change Request: C1-5 Neighborhood Commercial District to DX-10 Downtown Mixed Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new thirteen-story office/retail building, at the subject site. The new proposed building will contain two (2) commercial/retail units (800 square feet and 2,560 square feet, respectively) – at grade level, with twelve floors of office space, on and between the 3rd thru 13th Floors. Amenity and atrium space, for the office tenants, will be located on the 2nd Floor. There will also be an outdoor terrace and penthouse, available for the office tenants, which will be located on the roof of the building – above 13th Floor. On-site parking, for fifteen (15) vehicles, will be located within the interior of the 1st Floor, as well as parking and storage for up to forty (40) bicycles. The new proposed building will be glass, masonry and steel, in construction, and will measure 176 feet-0 inches in height.

NO. 19116 (31st WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-892

Common Address: 3014-3054 N Tripp

Applicant: MIM Partners LLC

Owner: MIM Partners LLC

Attorney: Law Office of Samuel VP Banks

Change Request: M1-1 Limited Manufacturing/ Business Park District to M2-1 Light Industry District

Purpose: The applicant is proposing to locate and establish a heavy equipment rental and sales use at the subject property. The applicant will adapt and reuse the existing tall one-story warehouse building located at the subject property. Onsite surface parking for 37 cars will remain located on the south portion of the subject lot.

NO. 19127 (31st WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-903

Common Address: 2738-2740 N Ridgeway

Applicant: Jacinto Millan

Owner: John Mitchell

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 proposing to divide the single zoning lot into two (2) separate and distinct zoning lots. The existing three-story, three (3) unit residential building will remain on the newly created north zoning lot. The 35 foot height will remain unchanged. The existing garage at the rear of the newly created north zoning lot will be taken down and replaced with three (3) surface parking spaces. The newly created south zoning lot will be developed with a new single family home. The height of the proposed house will not exceed 38 feet. Two(2) onsite parking spaces will serve the new single family home and will be located at the rear of the newly created south zoning lot.

NO. 19115 (33rd WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-887

Common Address: 3016-3020 W Belmont

Applicant: Barrett Homes LLC

Owner: See application for list of owners

Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz

Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed-Use District

Purpose: After rezoning, the property will have a total of 9 dwelling units with 1,233 sq. ft. of commercial space on the ground floor and 9 parking spaces to be provided. The proposed building will be 39 feet in height.

NO. 19126-T1 (33rd WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-902

Common Address: 2907-2917 W Irving Park Road

Applicant: 2917 W Irving Park Road LLC

Owner: 2917 W Irving Park Road LLC

Attorney: Law Office of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District and B3-2 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 (with basement) mixed-use building, at the subject site. The new proposed building will contain interior parking, for thirty-four (34) vehicles. between the basement and Floor. There will also be commercial space (3,449 square feet approx.) and six (6) dwelling units, located on the 1st Floor, as well as an additional thirty (30) dwelling units, located on and between the 2nd thru 4th Floors - for a total of thirty-six (36) dwelling units. The new proposed building will be masonry in construction and measure 52 feet 2 ½ inches in height.

NO. 19133 (36th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-909

Common Address: 2704 N Oak Park Ave

Applicant: Maria Soto

Owner: Maria Soto

Attorney: John Fritchey

Change Request: RS2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

Purpose: Rezoning is sought to allow for renovation of an existing 22'11 ½ "1.5 story single-family residence with two off-street parking spots to establish a 24'2"2-story single-family residence with two off-street parking spaces.

NO. 19111 (38th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-882

Common Address: 4015-25 N Narragansett Ave

Applicant: 4015 Narragansett, LLC

Owner: Rita Frese and Diane Ellen Gritton

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To demolish the existing buildings and build a new 3 story, 15 dwelling unit residential building; 15 parking spaces; no commercial space; 3 story, height 34 feet and 1 3/6 inches.

NO. 19124 (40th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-900

Common Address: 1650 W Foster Ave

Applicant: Ebenezer Evangelical Lutheran Church

Owner: Ebenezer Evangelical Lutheran Church

Attorney: Rolando Acosta

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

Purpose: Existing two story church will sixteen parking spaces to remain with no additions or exterior alterations. Existing interior space to be used for a Performing Arts Venue with a seating capacity not to exceed 149 persons.

NO. 19123-T1 (44th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-899

Common Address: 3535 N Ashland Ave

Applicant: Artis Senior Living of Lakeview LLC

Owner: Artis Senior Living of Lakeview LLC

Attorney: James Griffin, Schain Banks

Change Request: B2-3 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District

Purpose: Property was already rezoned for a Senior Assisted Living Facility as a Type 1. Due to ADA standards and the construction of the project the FAR needs to increase slightly. The senior assisted living facility will still contain 140 assisted living units and 34 parking spaces.

NO. 19117 (45th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-893

Common Address: 3943 N Lowell Ave

Applicant: Emily Sinclair Weseman and Brian Thomas Stepp

Owner: Emily Sinclair Weseman and Brian Thomas Stepp

Attorney: Law Office of Samuel VP Banks

Change Request: RS2 Residential Single-Unit (Detached House) and B3-1 Community Shopping District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The applicants are seeking a zoning change in order to permit the renovation of the existing two-unit (non-conforming) residential building, at the subject property. Part of the renovations call for the build out of the existing third-floor attic (dormer), which will provide additional habitable space for the second floor dwelling unit. The dwelling unit, located on the first floor of the existing building, will remain unchanged-but/ for some minor interior improvements. The newly renovated building, with third-floor addition, will be masonry and vinyl siding in construction and measure 35 feet-0 inches in height. The zoning change is required in order to bring the existing (non-conforming) two-unit building, with third-floor addition, into compliance under the current Zoning ordinance.

NO. 19131-T1 (45th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-907

Common Address: 3754-3756 N Central Park

Applicant: Chicago Housing Authority

Owner: Chicago Housing Authority

Attorney: Reyes Kurson

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-2 Neighborhood Mixed-Use District

Purpose: Residential use – 6 units, 0 commercial space, there is parking on North Central Park Avenue, Building Height is 30.50 feet.

NO. 19112 (47th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-884

Common Address: 3501-09 N Hermitage Ave; 3501 N Lincoln Ave

Applicant: 3501 N Lincoln Corp

Owner: 3501 N Lincoln Corp

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To build a new partial second story addition to the existing commercial building (continue retail and wholesale meat market); 8 parking spaces (existing); approximately 15,000 square feet of commercial space; 2 story / max. height: 40 feet

NO. 19125-T1 (47th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-901

Common Address: 2335 W Montrose

Applicant: Barrett Homes LLC

Owner: Barrett Homes LLC

Attorney: Law Office of Samuel VP Banks

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

Purpose: The applicant is proposing to develop the subject property with a new three-story residential building. The proposed building will contain four (4) dwelling units. The proposed residential building will be masonry construction. The proposed building will be 46 feet 10 inches in height. Four (4) onsite parking spaces will be located at the rear of the subject lot.

NO. 19130 (49th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-906

Common Address: 6400-6446 N Sheridan Road; 1200-1222 W Devon Ave, and 6401-6409 N Magnolia Ave

Applicant: Three Corners Development

Owner: Chicago Housing Authority

Attorney: Andrew Scott

Change Request: B3-5 Community Shopping District to a Residential Business Planned Development

Purpose: The applicant proposes to develop a new, approximately 80-foot building with 111 dwelling units, about 30,000 square feet of ground floor retail space and at least 125 off-street parking spaces. No changes are proposed to the existing 450-unit high rise building other than a new, about 5,000 square foot community center.