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# Meeting Of The Committee on Zoning Landmark & Building Standards

**TUESDAY, DECEMBER 9, 2014 AT 10:00 AM**  
**COUNCIL CHAMBERS, 2<sup>nd</sup> 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. TAD-529 (38<sup>TH</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT # O2014-8829**

To amend Title 13-12-340 of the Municipal Code of Chicago, by adding and deleting language in regards to *re-examination procedures for supervising electrician position*

**NO. A-8050 (16<sup>TH</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT # O2014-8885**

**Common Address:** 1100-02 W 59<sup>th</sup> St

**Applicant:** Alderman Joanne Thompson

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

**NO. A-8051 (16<sup>TH</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT # O2014-8886**

**Common Address:** 1110-20 W 59<sup>th</sup> Street

**Applicant:** Alderman Joanne Thompson

**Change Request:** C1-1 Neighborhood Commercial District and B3-1 Community Shopping District to RS3 Residential Single-Unit (Detached House) District

**NO. A-8054 (33<sup>RD</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT # O2014-8894**

**Common Address:** 3700-14 North California

**Applicant:** Alderman Deborah Mell

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

**NO. A-8056 (42<sup>ND</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT # O2014-8902**

**Common Address:** 351 W Huron St

**Applicant:** Alderman Brendan Reilly

**Change Request:** DX-5 Downtown Mixed-Use District to DX-3 Downtown Mixed Use District

**NO.18210 (1<sup>st</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8796**

**Common Address:** 1422-26 N Milwaukee Ave  
**Applicant:** Milwaukee 1422, LLC (See Application for list of LLC Members)  
**Owner:** Milwaukee Avenue Building Corporation  
**Attorney:** Michael Ezgur  
**Change Request:** B3-2 Community Shopping District to B3-3 Community Shopping District  
**Purpose:** The property will undergo an interior remodeling, to include approximately 5,203 square feet of first floor commercial space, a conversion to a total of twenty residential dwelling units, no parking spaces and no loading berth

**NO.18215 (1<sup>st</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8801**

**Common Address:** 1726-32 West Division Street  
**Applicant:** 1728 Division LLC (See Application for list of LLC Members)  
**Owner:** 1728 Division LLC (See Application for list of LLC Members)  
**Attorney:** Michael Ezgur  
**Change Request:** B3-2 Community Shopping District to B3-3 Community Shopping District  
**Purpose:** The property will be improved with an addition resulting in a four story building (48 feet tall) containing approximately 4,980 square feet of first floor commercial space, a total of thirteen residential dwelling units on the upper floors, seven parking spaces and no loading berth

**NO.18203 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8789**

**Common Address:** 1429-33 North Ashland Ave  
**Applicant:** Krzysztof Kroll  
**Owner:** Krzysztof Kroll  
**Attorney:** Gordon & Pikarski  
**Change Request:** B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** The Applicant intends to use the property as nine residential and 2,640 square feet of ground floor commercial space. Nine parking spaces will be provided. The building will reach a height of 49'5" as defined by the ordinance

**NO.18213 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8799**

**Common Address:** 1521 W North Ave/ 1550 North Bosworth Ave

**Applicant:** Jones Chicago Real Property 1, LLC (See Application for list of LLC Members)

**Owner:** Jones Chicago Real Property 1, LLC (See Application for list of LLC Members)

**Attorney:** Katriina Mcguire

**Change Request:** Residential Business Planned Development No. 987 to Residential Business Planned Development No. 987, as amended

**Purpose:** Amend RBPd No. 987 (Sub Area B) to allow for the construction of a proposed 4-story 95,033 square foot building for the retail sale of automobiles. A total of 85 customer parking spaces (including 58 valet spaces) will be included.

**NO.18205 (9<sup>TH</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8791**

**Common Address:** 159 East Kensington Ave

**Applicant:** Anthony D. Lofrano

**Owner:** Anthony D. Lofrano

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RS3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

**Purpose:** The applicant seeks a zoning change to establish an auto repair facility at the site. There are no dwelling units proposed, and the square footage of the auto repair facility will be 1,300 square feet. There are no on-site parking spaces and the height of the existing building on site will remain

**NO.18200 (12<sup>TH</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8786**

**Common Address:** 2959 West 40<sup>th</sup> Street

**Applicant:** Renato Hernandez

**Owner:** Renato Hernandez and Jeanine Asef

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

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

**Purpose:** To add a Packaged Goods Liquor License as an accessory use to the existing grocery store located on the ground floor of the existing 2-story mixed-use building (existing dwelling unit on the 2nd floor to remain); no existing parking: approximately 4,900 square feet of existing retail space: existing height (2-story). no change proposed

**NO.18212 (16<sup>TH</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8798**

**Common Address:** 5401 S Western Ave

**Applicant:** Education Capitol Solutions, LLC (See Application for list of LLC Members)

**Owner:** Education Capitol Solutions, LLC (See Application for list of LLC Members)

**Attorney:** Rolando Acosta

**Change Request:** M2-2 Light Industry District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-1 Neighborhood Commercial District and C1-1 Neighborhood Commercial District to an Industrial Planned Development

**Purpose:** Amend RBPd No. 987 (Sub Area B) to allow for the construction of a proposed 4-story 95,033 square foot building for the retail sale of automobiles. A total of 85 customer parking spaces (including 58 valet spaces) will be included.

**NO.18225 (22<sup>ND</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8813**

**Common Address:** 4365-4379 W Ogden Ave; 2415-2429 S Kostner Ave; and 2358-2426 S Kirkland

**Applicant:** Healthcare Alternative Systems Inc.

**Owner:** Healthcare Alternative Systems Inc.

**Attorney:** Daniel Kraft

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to M2-2 Light Industry District

**Purpose:** The zoning change of the lots will allow the establishment of the outdoor operation of an Urban Farm, which will enable the Applicant to grow and sell fresh, organic, locally grown fruits, vegetables, and herbs in an area currently defined as a food desert. In addition, the Urban Farm will serve a therapeutic function through gardening for clients of Healthcare Alternative Systems, Inc. a non-profit organization that provides social services addressing issues such as domestic violence, postpartum depression, ex-offender reentry and substance abuse. The Urban Farm will have three parking spaces initially (with sufficient capacity to add additional parking spaces), as well as a storage shed.

**NO.18204 (23<sup>RD</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8790**

**Common Address:** 6010-18 South Kedzie Ave

**Applicant:** Anel Castro

**Owner:** Anel Castro

**Attorney:** Gordon & Pikarski

**Change Request:** B1-1 Neighborhood Shopping District to B3-1 Community Shopping District

**Purpose:** The property will be used for the repair of automobiles and the retail sale of related items. No dwelling units are proposed. The building will not be increased in size.

**NO.18221 (23<sup>rd</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8808**

**Common Address:** 4101-4159 West 60<sup>th</sup> Street; 4100-4158 West 61<sup>st</sup> Street; 6001-6055 S Keeler Ave; 6000-6058 S Karlov Ave

**Applicant:** Public Building Commission

**Owner:** Public Building Commission

**Attorney:** Meg George, Neal & Leroy

**Change Request:** RS2 Residential Single-Unit (Detached House) to an Institutional Planned Development

**Purpose:** The Public Building Commission will be constructing a new school on behalf of Chicago Public Schools.

**NO.18206 (26<sup>TH</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8792**

**Common Address:** 2243 W Erie St

**Applicant:** Jeffrey Granich

**Owner:** Jeffrey Granich

**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 to permit a 2-story rear addition and a partial 3rd floor addition to the existing single family home. The zoning change is needed to permit an increase in square footage beyond the currently permitted floor area, and to allow in increase in height beyond the currently permitted height limit. The house will remain as a single family home with no commercial space. The existing two-car garage on site will remain, and the building will reach a height of 38'-0".

**NO.18207 (26<sup>TH</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8793**

**Common Address:** 2101 West Race Ave

**Applicant:** Cory Krieger

**Owner:** Cory Krieger

**Attorney:** Thomas Moore

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

**Purpose:** Applicant proposes to construct a new 2.5 story, one family residential dwelling unit home with a height of 36 feet and construct a new 2 car garage.

**NO.18209 (26<sup>TH</sup>WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8795**

**Common Address:** 1652 N St. Louis Ave

**Applicant:** Armando Ramirez

**Owner:** Armando Ramirez

**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 seeks a zoning change to permit a third story dormer addition which will be converted to a 4th dwelling unit, in an existing 3 dwelling unit building. There will be a total of 4 dwelling units after completion of construction. No commercial space is proposed and the two on-site garage parking spaces will remain. The proposed height after construction will be 37'-1".

**NO.18217-T1 (27<sup>TH</sup>WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8803**

**Common Address:** 100 S Racine

**Applicant:** Chicago Children's Theatre

**Owner:** City of Chicago

**Attorney:** Thomas Moore

**Change Request:** M1-3 Limited Manufacturing/Business Park District to B3-5 Community Shopping District

**Purpose:** Applicant will construct a not-for-profit 31,240 square foot, three story medium size children's entertainment theater venue with a total of 448 seats of which 299 seats will be in the main theater and 149 seats will be in a performance space not to be used concurrently. The building consists of four floors above grade with one floor below grade and no dwelling units. There are 29 parking spaces plus 2 handicapped parking spaces. The height of the building is 55'.

**NO.18223-T1 (27<sup>TH</sup>WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8811**

**Common Address:** 722 North Ada Street

**Applicant:** 722 Ada LLC (Igor Blumin and Alex Zdanov)

**Owner:** 722 Ada LLC (Igor Blumin and Alex Zdanov)

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

**Change Request:** RM4.5 Residential Multi-Unit District to RM4.5 Residential Multi-Unit District, as amended

**Purpose:** To build a new 3 dwelling unit residential building; 3 parking spaces: no commercial space: 4-story, height 44-3"

**NO.18224 (27<sup>TH</sup>WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8812**

**Common Address:** 460-476 West Chicago Ave; 801-811 North Cambridge; 800-810 North Cleveland

**Applicant:** Davis Lakefront LLC (See Application for list of LLC Members)

**Owner:** Chicago Cambridge LP

**Attorney:** DLA Piper LLC

**Change Request:** Residential Business Planned Development No. 447, to Residential Business Planned Development No. 447, as amended

**Purpose:** The Applicant requests a rezoning of the subject property from Residential-Business Planned Development No. 447 to Residential-Business Planned Development No. 447, as amended to allow a 301'2"-tall residential building containing up to 30 stories, up to a 13.0 FAR, up to 8,000 square feet of retail on the ground floor, up to 225 residential dwelling units above the ground floor, and approximately 113 accessory parking spaces and accessory uses, as set forth in the enclosed project narrative and plans

**NO.18226 (27<sup>TH</sup>WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8814**

**Common Address:** 213-223 North Peoria Street; 210-222 North Green Street and 211-219 North Green Street

**Applicant:** SRI-ASW Green Owner LLC/ 219 Partners LLC (See Application for list of LLC Members)

**Owner:** SRI-ASW Green Owner LLC/ 219 Partners LLC (See Application for list of LLC Members)

**Attorney:** DLA Piper LLC

**Change Request:** C1-1 Neighborhood Commercial District to C1-5 Neighborhood Commercial District and then to a Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the C1-1 Neighborhood Commercial District to the C1-5 Neighborhood Commercial District and then to a Business Planned Development, to allow (1) an approximately 10-story, 165'-tall commercial building containing up to 5 FAR, retail on the ground floor, 56 parking spaces on floors 2-5, office on floors 6-10, a rooftop patio and accessory uses, (2) the re-use of existing 6 and 3 story buildings with office space, commercial space, a roof top patio and accessory uses and (3) the construction of a 1-story, 20'-tall commercial building, as set forth in the enclosed project narrative and plans.



**NO.18227 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8815**

**Common Address:** 801-811 West Fulton Market and 222-232 North Halsted

**Applicant:** Dufrense Capital Partners LLC (See Application for list of LLC Members)

**Owner:** Dufrense Capital Partners LLC (See Application for list of LLC Members)

**Attorney:** DLA Piper LLC

**Change Request:** C2-5 Motor Vehicle Related District and C1-1 Neighborhood Commercial District to C2-5 Motor Vehicle Related District and then to a Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the C2-5 Motor Vehicle-Related Commercial District and C1-1 Neighborhood Commercial District to the C2-5 Motor Vehicle- Related Commercial District and then to a Business Planned Development to allow an approximately 7-story, 79'1 1/2"-tall commercial building containing up to 5.0 FAR, approximately 8,278 square feet of retail on the ground floor, approximately 59,447 square feet of office on floors 1-6, 12 parking spaces, a rooftop patio and accessory uses, as set forth in the enclosed project narrative and plans.

**NO.18199 (29<sup>TH</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8785**

**Common Address:** 2931-57 North Harlem Ave

**Applicant:** 2931-57 North Harlem Ave LLC (Sam Zitella)

**Owner:** 2931-57 North Harlem Ave LLC (Sam Zitella)

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

**Change Request:** B3-1 Community Shopping District to B2-5 Neighborhood Shopping District

**Purpose:** To partially demolish the existing building and build a 3-story addition to establish 56 dwelling units: 56 parking spaces: no commercial space: 4-5storv residential building, height 44'-8"

**NO.18202 (30<sup>TH</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8788**

**Common Address:** 3116-18 North Central Park Ave

**Applicant:** Weislawa Kozielski

**Owner:** Santiago and Jose Estrella

**Attorney:** Gordon & Pikarski

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** The property will be subdivided with the resulting northern lot- maintaining the existing four dwelling unit building and the resulting southern lot being improved with a three dwelling unit building. The northern lot will maintain its current parking and the southern lot will provide three spaces, no commercial is proposed.

**NO.18208 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8794**

**Common Address:** 1424 West Diversey Parkway

**Applicant:** Comet Development I, LLC (William Senne)

**Owner:** Jill M. Stetson

**Attorney:** Gordon & Pikarski

**Change Request:** RT3.5 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 four-story all residential building, containing three (3) dwelling units. The new development will provide on-site parking for three (3) vehicles, at the rear of the lot. The proposed building will be masonry in construction and measure approximately 44'-10" in height.

**NO.18211-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8797**

**Common Address:** 3001-07 West Lawrence Ave/ 4746-50 North Sacramento Ave

**Applicant:** Larry East LLC (See Application for list of LLC Members)

**Owner:** Larry East LLC (See Application for list of LLC Members)

**Attorney:** Michael Ezgur

**Change Request:** C1-2 Neighborhood Commercial District to B2-5 Neighborhood Shopping District

**Purpose:** The property will undergo an interior remodeling; to include approximately 3,495 square feet of first floor commercial space, a conversion to a total of thirty residential dwelling units, three parking spaces and no loading berth.

**NO.18214 (35<sup>TH</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8800**

**Common Address:** 3750 N Bernard Street

**Applicant:** 4502-04 WIP, LLC (See Application for list of LLC Members)

**Owner:** 4502-04 WIP, LLC (See Application for list of LLC Members)

**Attorney:** Frederick Agustin

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

**Purpose:** The existing residential building will remain. The owner proposes to establish a fourth dwelling unit within the existing basement for a total of 4 dwelling units. Four (4) proposed parking spaces will be located at the rear of the property

**NO.18216-T1 (35<sup>TH</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8802**

**Common Address:** 2722-24 N Kimball

**Applicant:** Parker Kimball LLC (See Application for list of LLC Members)

**Owner:** Parker Kimball LLC (See Application for list of LLC Members)

**Attorney:** Thomas Moore

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM-5.5 Multi Unit District

**Purpose:** Applicant proposes to add 4 residential dwelling units to be used for special needs/handicapped population at grade level to the existing 12 residential dwelling unit building with 1 standard parking space and 1 handicapped accessible parking space for a total of 16 residential dwelling units.

**NO.18222(35<sup>TH</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8809**

**Common Address:** 3104 N Kimball Ave

**Applicant:** Mirek Dobrowolski

**Owner:** Mirek Dobrowolski

**Attorney:** Lisa Perna Miller

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

**Purpose:** After rezoning the subject property will be improved with a three-story, six dwelling units with six parking spaces. There will be no commercial space. The building height will be 37ft 10 inches

**NO.18220 (40<sup>TH</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8807**

**Common Address:** 2840 W Foster

**Applicant:** Shalom Properties LLC (Mendel and Judd Schneider)

**Owner:** Shalom Properties LLC (Mendel and Judd Schneider)

**Attorney:** Warren Silver

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

**Purpose:** The property use will remain as a skilled nursing home facility. The existing one-story building will remain and the parking at the rear of the site will not change.

**NO.18201-T1 (44<sup>TH</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8788**

**Common Address:** 1154 West Belmont Ave

**Applicant:** L&L Academy and Preschool Lakeview 2 Corp (Unona Lutin)

**Owner:** 1154 West Belmont LLC

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

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

**Purpose:** To establish a day care within the existing commercial building; no existing parking; approximately 5,897 square feet of commercial space; 1 story; existing height / no change proposed

**NO.18219-T1 (44<sup>TH</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8806**

**Common Address:** 1254 W Addison Ave

**Applicant:** Luz Delia Spears Living Trust dated March 3, 2003; Dennis Spears Living Trust dated March 3, 2003

**Owner:** Luz Delia Spears Living Trust dated March 3, 2003; Dennis Spears Living Trust dated March 3, 2003

**Attorney:** John George/ Chris Leach

**Change Request:** RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District

**Purpose:** Commercial use on the ground floor with 4 dwelling units on the upper two floors (Existing).

**NO.18218-T1 (48<sup>TH</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8805**

**Common Address:** 5225 N Kenmore Ave

**Applicant:** Kenmore Plaza Tenants Association (See Application for list of LLC Members)

**Owner:** Kenmore Plaza Tenants Association (See Application for list of LLC Members)

**Attorney:** Steven Friedland

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM6.5 Multi Unit District

**Purpose:** The property is currently improved with a 324 unit residential building containing approximately 270,000 square feet of floor area and 92 parking spaces. After rezoning, the only change to the building will be the enclosure of not more than 3,000 square feet of the 1st floor arcade.