

Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
November 14, 2013
To be reported out November 26, 2013

MA-165 (Mayoral Application) ORDINANCE REFERRED (10-16-13)
DOCUMENT # A2013-114

To re-appoint Linda Mastandrea as a member of the Building Board of Appeals for a term effective immediately and expiring October 31, 2015

MA-166 (Mayoral Application) ORDINANCE REFERRED (10-16-13)
DOCUMENT # A2013-117

To re-appoint Jimmy Akintonde and Richard Zulkey as members of the Building Board of Appeals for terms effective immediately and expiring April 21, 2015

MA-167 (Mayoral Application) ORDINANCE REFERRED (10-16-13)
DOCUMENT # A2013-115

To re-appoint Agustin Gomez-Leal as a member of the Building Board of Appeals for a term effective immediately and expiring October 31, 2014

MA-168 (Mayoral Application) ORDINANCE REFERRED (10-16-13)
DOCUMENT # A2013-118

To Appoint Jose Duarte as a member of the Building Board of Appeals for a term effective immediately and expiring April 21, 2015

MA-169 (Mayoral Application) ORDINANCE REFERRED (10-16-13)
DOCUMENT # A2013-119

To Appoint Catherine Budzinski as a member of the Zoning Board of Appeals for a term effective immediately and expiring July 1, 2016 to complete the unexpired term of Geraldine McCabe-Miele, who has resigned

NO. A-7932 (44th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5603

Common Address: 3469-75 North Clark Street
Applicant: Alderman Thomas Tunney
Change Request: B3-5 Community Shopping District to B3-2 Community Shopping District

NO. A-7939 (30th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6231

Area bounded by: WITHDRAWN
A line 54' north of and parallel to West Patterson Avenue; North Cicero Avenue; a line 58.15' south of and parallel to West Patterson Avenue; the alley next west of and parallel to North Cicero Avenue
Applicant: Alderman Ariel Reboyras
Change Request: B3-1 Community Shopping District and C1-1 Neighborhood Commercial District to C2-1 Motor Vehicle Related Commercial District

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NO. 17740 (47th WARD) ORDINANCE REFERRED (5/8/13)
DOCUMENT # O2013-3341

PASS AS AMENDED AND REVISED

Common Address: 2500-2650 and 2619-2637 West Bradley Place

Applicant: Bradley Place Holdings LLC (See application for list of LLC members)

Owner: (See application for list of owners)

Attorney: Donna Pugh of Foley & Lardner

Change Request: Waterway Manufacturing Planned Development NO. 439, M1-1 Limited Manufacturing/ Business Park District and M2-2 Light Industry District to M2-2 Light Industry District and then to Waterway Manufacturing Planned Development NO. 439, as amended

Purpose: To add 2500-2628 and 2619-2637 West Bradley Place to the existing Waterway Manufacturing Planned Development. The property will be used for a variety of uses, including warehousing, distribution, office, sports and recreation, parking, and other uses allowed in the Planned Development.

NO. 17781 (44th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5511

PASS AS REVISED

Common Address: 3515-49 North Clark Street; 1001-29 West Addison Street; 3546-58 North Sheffield Ave

Applicant: M & R Development LLC (See application for list of LLC members)

Owner: (See application for list of owners)

Attorney: Jack George of Schuyler, Roche & Crisham

Change Request: Residential Business Planned Development No 1164 to Residential Business Planned Development No 1164, as amended

Purpose: A mixed use building consisting of 8 stories at its highest level of 93 feet containing 148 dwelling units, 169,000 square feet of commercial space and 493 on site parking spaces.

NO. 17758 (37th WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-4943

PASS AS REVISED

Common Address: 5337-5357 West Grand Avenue

Applicant: Noble Network of Charter Schools

Owner: Rubenstein Lumber Co.

Attorney: Graham Grady

Change Request: M1-2 Limited Manufacturing/ Business Park District to C3-1 Commercial, Manufacturing and Employment District and then to a Institutional Planned Development

Purpose: The use will be a new charter school and will contain class rooms; lab space; a multi-purpose athletic field; gym; and administrative offices. There will be 39 parking spaces on site. The tallest portion of any building is 43'. No residential or commercial space.

NO. 17685 (14th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1581

PASS AS AMENDED AND REVISED

Common Address: 5001-5009 S Lawndale Ave, 5013-5065 S Lawndale Ave, 3610-3654 W 51st St, 5019 S Central Park Ave, 5001 S Millard Ave, 3654 W 50th St, 4933 S Millard Ave, 5015 S Millard Ave, 5000-5064 S Millard, 3605-3623 W 50th St, 3610 W 50th St, 4921 S Central Park Ave, 4922-4926 S Central Park Ave, 4925 S Millard Ave and 3646-3654 W 50th St

Applicant: Park Place Venture LLC (See application for list of LLC members)

Owner: Park Place Home Owner Association (See application for list of LLC members) and Town Homes at Park Place Homes Association

Attorney: Chico & Nunes

Change Request: Residential Planned Development No 989 to RM-5 Multi Unit District and then to Residential Planned Development No. 989, as amended

Purpose: The zoning amendment is required in order to permit the construction of fourteen (14) three-story buildings containing a total of seventy-eight (78) affordable dwelling units and on-site parking for seventy-four (74) vehicles on the property located at 4933 S. Millard Ave., 3654 West 50th St. (Sub areas A-1 & A-2). The remainder of the property will be developed at a future date in accordance with the attached Plan of Development statements.

NO. 17649 (1st WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-29

TYPE 1 APPLICATION – PASS AS AMENDED

Common Address: 2101-03 North California/ 2778-84 North Henry Court

Applicant: Land and Sea Department LLC (Robert McAdams, Peter Toalson, Lori Seiderman, and Jonathan Martin)

Owner: Gail Perez

Attorney: Rolando Acosta

Change Request: RS3 Residential Single-Unit (Detached House) District to C1-3 Neighborhood Commercial District

Purpose: The existing one and two story buildings with a total floor area of approximately 3,500 sq. ft. will be remodeled and used as a Tavern. No off-street parking or loading will be provided.

NO. 17748-T1 (1st WARD) ORDINANCE REFERRED (6/5/13)
DOCUMENT # O2013-4163

TYPE 1 APPLICATION

Common Address: 1537 West Fry Street

Applicant: KMS Development (Michael Skoulsky and Michael Kaplan)

Owner: KMS Development (Michael Skoulsky and Michael Kaplan)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The existing two-story single-family home will be razed. The proposed zoning amendment will allow the Applicant to redevelop the site with a new three-story (with basement), three-unit, all residential building (approx. 4,718 sq. ft.). The proposed new building would offer a detached, three-car garage (with rooftop deck) at the rear of the lot. The proposed new building would also offer a roof top deck and private balconies off of the front of the dwelling units located on the (elevated) 1st floor and the 2nd floor. The proposed building will be all masonry and steel construction and measure 44'-10" in height.

LARGE SIGNS OVER 100 SQUARE FEET OR 24 FEET ABOVE GRADE

Business ID Signs Direct Introductions

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
<u>Or2013-657 11</u>		<u>2215 S Union</u>	<u>Lincoln Services, Inc.</u>
<u>Or2013-658 11</u>		<u>2215 S Union</u>	<u>Lincoln Services, Inc.</u>

FEE WAIVERS FOR HISTORICAL LANDMARK DESIGNATIONS

DOC# Or2013-609 (35th WARD) ORDER REFERRED (10-16-13)

Waiver of Building Permit Fees for the property located at 2774 N Milwaukee Ave

DOC# Or2013-637 (35th WARD) ORDER REFERRED (10-16-13)

Waiver of Building Permit Fees for the property located at 2760 N Milwaukee Ave

DOC# Or2013-654 (43rd WARD) ORDER REFERRED (10-16-13)

Waiver of Building Permit Fees for the property located at 636 W Fullerton Parkway