

RECEIVED
#3

2016 MAR -8 PM 12: 03

OFFICE OF THE
CITY CLERK

Meeting Of The Committee on Zoning Landmark & Building Standards

MONDAY, MARCH 14, 2016 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-8184 (3rd WARD) ORDINANCE REFERRED (11/18/15)
DOCUMENT # O2015-8062

Common Address: 2039 S Prairie

Applicant: Alderman Pat Dowell

Change Request: Residential Business Planned Development No. 988 to Residential Business
Planned Development No. 988, as amended

NO. A-8202 (19th WARD) ORDINANCE REFERRED (2/10/16)
DOCUMENT # O2016-738

Common Address: 2712-56 W 111th St

Applicant: Alderman Matthew O'Shea

Change Request: C1-1 Neighborhood Commercial District to B1-1 Neighborhood Shopping District

NO. A-8203 (19th WARD) ORDINANCE REFERRED (2/10/16)
DOCUMENT # O2016-738

Common Address: 2733-59 W 111th St; 11100-11110 S Fairfield Ave

Applicant: Alderman Matthew O'Shea

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

NO. A-8038 (30th WARD) ORDINANCE REFERRED (9/10/14)
DOCUMENT # O2014-6777

Common Address: 4315-21 W Henderson Road

Applicant: Alderman Ariel Reboyras

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

NO. A-8199 (40th WARD) ORDINANCE REFERRED (2/10/16)
DOCUMENT # O2016-742

Common Address: 5375 N Bowmanville Ave

Applicant: Alderman Patrick O'Connor

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

NO. A-8198 (42nd WARD) ORDINANCE REFERRED (2/10/16)
DOCUMENT # O2016-811

Common Address: 55 E Washington

Applicant: Alderman Brendan Reilly

Change Request: DX-16 Downtown Mixed Use District to DR-10 Downtown Residential Use District

NO. 18643 (1st WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-634

Common Address: 1301 N. Western Ave., Chicago, IL

Applicant: Western Developers Inc.

Owner: Western Developers Inc.

Attorney: Law Offices of Samuel V.P. Banks

Change Request: C2-2 Motor Vehicle-Related Commercial 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 residential building at the subject site. The new proposed building will contain one (1) business live/work unit at grade level and three (3) dwelling units above (one unit each on the 2nd thru 4th Floors). The new proposed building will also provide interior parking for four (4) vehicles below grade level. The new proposed building will be masonry in construction with aluminum accents and measure 49'-10" in height.

NO. 18645 (1st WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-636

Common Address: 2124 N. Bingham St., Chicago, IL

Applicant: Bingham Trust

Owner: Bingham Trust

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: RS-3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To build a rear addition to the existing building and to allow an existing dwelling unit in the attic to continue; 2 parking spaces; no commercial space; 3 story existing height 33', no change proposed.

NO. 18655 T1 (1st WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-646

Common Address: 2635-2641 W. North Ave. (1548-1556 N. Talman Ave.), Chicago, IL

Applicant: Vista On The Park LLC

Owner: Vista On The Park LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: B3-2 Community Shopping District to B2-5 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new six-story residential building at the subject site. The new proposed building will contain twenty-four (24) interior parking spaces at grade level and thirty (30) dwelling units above (Floors 2 thru 6). The main entrance to the building will be located on and accessible from Talman Avenue. The new proposed building will be masonry in construction with aluminum accents and measure 64'-2" in height.

NO. 18656 T1 (1st WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-647

Common Address: 2808-2814 W. North Ave., Chicago, IL

Applicant: 2808-2814 North Avenue LLC

Owner: 2808-2814 North Avenue LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: B2-2 Neighborhood Mixed-Use District to B2-2 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to locate two (2) Affordable Units off-site pursuant to the 2015 Affordable Requirements Ordinance Rules & Regulations, Sec. 6.2, which became effective on October 13, 2015. The subject property will be divided into two (2) zoning lots. Each zoning lot will then be developed with a new four-story building containing eight (8) residential units. Onsite parking for eight (8) cars will be located at the rear of each zoning lot. Both Buildings will be 45 ft. in height. Both buildings will be masonry construction.

NO. 18667 T1 (1st WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-658

Common Address: 2074 N. Milwaukee, Chicago, IL

Applicant: Milwaukee LLC

Owner: Milwaukee LLC

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

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

Purpose: To construct a three story mixed use building with 1,125 sq ft of retail on the ground floor and dwelling units on floors 2 and 3 for a total of four dwelling units with 2 parking spaces.

NO. 18670 (1st WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-662

Common Address: 1709 W. Chicago Ave., Chicago, IL

Applicant: RGBW Ventures 1709 LLC

Owner: 1709 Chicago Venture LLC

Attorney: John Fritchey of F4 Consulting Ltd.

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

Purpose: To allow for establishment of a ground floor restaurant in existing building and maintaining existing second floor offices building with approximately 3500 sq ft of ground floor retail space offices on second floor and zero off-street parking spaces in existing 43' 2-story building.

NO. 18647 (2nd WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-638

Common Address: 56 W. Huron St., Chicago, IL

Applicant: 56 W. Huron LLC

Owner: The Michael Flowers Living Trust, Dated April 24, 2014

Attorney: Law Offices of Samuel V.P. Banks

Change Request: DX-5 Downtown Mixed-Use District to DX-7 Downtown Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new thirteen-story all residential building at the subject site. The existing one-and-two story building will be razed. The proposed building will contain a total of eleven (11) dwelling units. A residential lobby and interior parking for eleven (11) vehicles will be located at grade level with the dwelling units located above (Floors 2 thru 13). The new proposed building will be masonry glass and steel in construction and measure 154'-11" or less in height.

NO. 18650 T1 (2nd WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-641

Common Address: 1468 N. Ashland Ave., Chicago, IL

Applicant: 1468 N. Ashland LLC

Owner: Rachel and Juan Oliva

Attorney: Law Offices of Samuel V.P. Banks

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping 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. The Applicant intends to raze the existing building. The new proposed building will contain one (1) commercial/office unit (1,229 sq ft) at grade level with an attached three-car garage. There will be three (3) dwelling units above (one unit each on the 2nd thru 4th floors). The new proposed building will be masonry in construction and measure 46'-9' 1/2" in height.

NO. 18652 (2nd WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-643

Common Address: 1551 W. North Ave. a/k/a 1555 N. Ashland Ave., Chicago, IL

Applicant: 1551 INC.

Owner: 1551 INC.

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: B1-2 Neighborhood Shopping District to C1-5 Neighborhood Commercial Zoning District then to Planned Development

Purpose: To demolish the existing gas station and build a new 7-story hotel with 99 rooms; 39 parking spaces; approximately 62,842.95 sq ft of commercial space; height: 83'-3".

NO. 18663 T1 (2nd WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-654

Common Address: 2015-31 N. Mendell St.

Applicant: 2017 Mendell Baker, LLC

Owner: 2017 Mendell Baker, LLC

Attorney: Rolando Acosta

Change Request: PMD 2 Planned Manufacturing District No. 2, Sub. District A to a Business Planned Development

Purpose: Four story (57'4" in height) building containing approximately 65,000 sq ft for office use with 49 parking spaces and one loading berth.

NO. 18673 (3rd WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-665

Common Address: 3300 S. Federal St.

Applicant: Armour Institute, LLC

Owner: Illinois Institute of Technology

Attorney: Rich Klawiter and Katie Jahnke Dale of DLA Piper LLP (US)

Change Request: Institutional Planned Development No. 1 to Institutional Planned Development No. 1, as amended

Purpose: The Applicant requests a rezoning of the subject property from Institutional Planned Development No 1 to Institutional Planned Development No. 1, as amended, to allow for the historic reuse of the existing 6-story building as a residential building containing up to 84 dwelling units.

NO. 18672 (9th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-664

Common Address: 11127-49 S. Langley Ave. / 704-706 E. 112th St.

Applicant: Pullman Airspace, LLC c/o Chicago Neighborhood Initiatives

Owner: Please see application for list of owners

Attorney: Bridget O'Keefe of Daspin & Aument LLP

Change Request: RT-4 Residential Two Flat, Townhouses, and Multi-Unit District to B2-2 Neighborhood Mixed-Use District then to a Residential Business Planned Development

Purpose: The Applicant intends to develop a total of 38 units of artists' live-work housing- 12 units in two existing buildings located at 11127-29 S. Langley Ave. and 704-706 E. 112th St. and 26 units in a 34,000 sq ft new building to be built at 11137-49 S. Langley Ave between the two existing buildings. The first floor of the new building will hold ground floor community and gallery space for residents and artists from the local area. The new building will be approximately 45 feet in height. This will be a transit oriented development containing 17 automobile parking and 25 bicycle parking spaces.

NO. 18633 (10th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-608

Common Address: 10731-33 S. Buffalo Ave., Chicago, IL

Applicant: Araceli Diaz

Owner: Araceli Diaz

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: RS-2 Residential Single Unit (Detached House) District to RT-3.5 Residential Two Flat, Townhouses, and Multi-Unit District

Purpose: Existing 2-flat at 10731 S. Buffalo with existing 2 car garage will continue; existing height, no change proposed; and to obtain a building permit to allow the existing single family house at 10733 S. Buffalo to continue; 2 parking spaces; existing 23' (2-story) no change proposed.

NO. 18651 T1 (12th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-642

Common Address: 4156-4192 S. Archer Ave. / 4120-4134 S. Richmond St.

Applicant: Shiner Capital Partners, LLC

Owner: TCF Bank

Attorney: Kevin Wolfberg of Schain Banks

Change Request: B1-3 Neighborhood Shopping District and RS-3 Residential Single-Unit (Detached House) District to B1-3 Neighborhood Shopping District

Purpose: To allow for a proposed 9,000 sq ft retail building and a 2,542 sq ft proposed bank building with 2 drive thru lanes and 47 parking spaces.

NO. 18646 (14th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-637

Common Address: 2607 W. 51st Street, Chicago, IL

Applicant: Jose and Flora Tapia

Owner: Jose and Flora Tapia

Attorney: Law Office of Mark J. Kupiec & Assoc.

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

Purpose: To allow 3 dwelling units within the existing residential building; 3 parking spaces; no commercial space; 3 story, existing heights no change proposed (approx. 30').

NO. 18648 T1 (19th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-639

Common Address: 3914-3936 W. 111th St. / 11041-11059 S. Harding Ave.

Applicant: 111th St. Storage, LLC

Owner: PK Development, LLC

Attorney: Law Offices of Samuel V.P. Banks

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

Purpose: The Applicant is proposing to develop the subject property with a new three-story building for use as a commercial self-storage facility. The building will contain a total of 66,337 sq ft. The building will be 31'-0" in height and will be masonry in construction. No parking spaces will be provided.

NO. 18635 (23rd WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-610

Common Address: 5527 S. Mason

Applicant: Elisa Anguiano and Mario Angulo

Owner: Elisa Anguiano and Mario Angulo

Attorney: Warren E. Silver

Change Request: RS-2 Residential Single Unit (Detached House) District to RT-3.5 Residential Two Flat, Townhouses, and Multi-Unit District

Purpose: The property is presently improved with one two story masonry building consisting of three dwelling units. There are two parking spaces in a detached garage located at the rear of the property. Once the property is rezoned, the existing two story masonry building with the three dwelling units and the detached garage with the two parking spaces will remain.

NO. 18638 (25th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-613

Common Address: 1140 W. Monroe St.

Applicant: Francis Wisniewski

Owner: Francis Wisniewski

Attorney: David Askew

Change Request: DR-3 Downtown Residential District to DX-3 Downtown Mixed-Use District

Purpose: Single family with commercial kitchen on ground floor at rear of building.

NO. 18659 (25th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-650

Common Address: 2004-08 W. Coutler St.

Applicant: Crystal Torres

Owner: Crystal Torres

Attorney: Rolando Acosta

Change Request: RS-3 Residential Single-Unit (Detached House) District to RT-4 Residential Two Flat, Townhouses, and Multi-Unit District

Purpose: Two residential buildings each one and half stories in height (approximately 19'5") and each containing two residential dwelling units with two parking spaces.

NO. 18662 (25th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-653

Common Address: 1906 S. Loomis St.

Applicant: Karolina Makowski

Owner: Karolina Makowski

Attorney: Michael H. Ezgur

Change Request: RT-4 Residential Two Flat, Townhouses, and Multi-Unit District to RM5 Residential Multi-Unit District

Purpose: The subject property, consisting of 3,120 sq ft, is improved with an apartment building containing three residential dwelling units and three parking spaces. The Applicant proposes a renovation and addition of one dwelling unit for a total of four dwelling units and three parking spaces. The height of the building will remain at 37 feet.

NO. 18660 T1 (26th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-651

Common Address: 2041-59 W. Race Ave./511-19 N.Hoyne Ave.

Applicant: Guardian Properties, LLC

Owner: Edward Simon

Attorney: Rolando Acosta

Change Request: RS-3 Residential Single-Unit (Detached House) District to B2-1.5 Neighborhood Mixed-Use District

Purpose: Eight single family homes, three stories (40.5 ft) in height containing approximately 3,300 sq ft and an attached two car garage in the rear.

NO. 18642 T1 (27th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-617

Common Address: 847-861 North Larrabee St., Chicago, IL

Applicant: Affito Domus Vendita LLC

Owner: Affito Domus Vendita LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: B2-5 Neighborhood Mixed-Use District to a B2-5 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking to amend the previously approved Type 1 Rezoning in order to redevelop the subject property (Parcel 1 and Parcel 2) with two (2) new mixed-use buildings, pursuant to a new set of plans. Pursuant to the new proposed plans, Parcel 1 will be redeveloped with a new four-story mixed-use building, which will contain three (3) commercial spaces (1,072 sq ft; 3,042 sq ft, and 959 sq ft) and thirty eight (38) interior parking spaces, at grade level, with forty-two (42) dwelling units – above (on Floors 2 thru 4). Parcel 2 will be redeveloped with a new four-story mixed use building which will contain one commercial space (824 sq ft) and one dwelling unit, at grade level, and six (6) dwelling units- above (on Floors 2 thru 4) – for a total of seven (7) dwelling units. Exterior parking for three (3) vehicles will also be provided, at the rear of Parcel 2. Each new proposed building will be masonry and glass in construction and measure 47'-6" in height.

NO. 18658 (27th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-649

Common Address: 1410 W. Huron St., Chicago, IL

Applicant: McNamara Builders Inc.

Owner: McNamara Builders Inc.

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: RS-3 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, 3 dwelling unit residential building; 3 parking spaces (garage); no commercial space; 3 story, height 38'.

NO. 18664 (27th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-655

Common Address: 2110 W. Washington St.

Applicant: Lionstone LLC, Series 2110

Owner: Lionstone LLC, Series 2110

Attorney: Thomas S. Moore

Change Request: RT-4 Residential Two Flat, Townhouses, and Multi-Unit District to RM5 Residential Multi-Unit District

Purpose: In order to construct a new 4 story, 4 residential dwelling unit building with 4 parking spaces. The height of the building will be 47'.

NO. 18665 (27th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-656

Common Address: 2054-2056 W. Washington Blvd.

Applicant: WHP Village, LLC

Owner: City of Chicago

Attorney: Steven Friedland of Applegate & Thorne-Thomsen

Change Request: RT-4 Residential Two Flat, Townhouses, and Multi-Unit District to B1-1 Neighborhood Shopping District

Purpose: The property will be developed with a new one-story office building with approximately 3,000 sq ft of commercial space and 2 parking spaces. The height of the building is approximately 15 feet.

NO. 18666 T1 (27th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-657

Common Address: 710-716 N. Racine

Applicant: 710 Racine LLC

Owner: 710 Racine LLC

Attorney: William J.P. Banks

Change Request: RS-3 Residential Single-Unit (Detached House) District and M1-2 Limited Manufacturing/Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: To allow for a proposed 5 story 15 dwelling unit building with 15 parking spaces. The height of the building will be 53'2" with no commercial space.

NO. 18671 T1 (27th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-663

Common Address: 1637-1659 W. Washington Blvd; 49-59 N. Paulina St.

Applicant: McCrory Senior Apartments, LLC

Owner: First Baptist Congregational Church, as to 1639, 1641, 1643, 1647, 1653 and 1655 W. Washington Blvd.

Attorney: Steven Friedland of Applegate & Thorne-Thomsen, PC

Change Request: RT-4 Residential Two Flat, Townhouses, and Multi-Unit District to RM5.5 Multi-Unit District

Purpose: Applicant will develop a 5-story, 62 unit elderly housing building. The development will include 20 off-street parking spaces. The height of the building will be approximately 59 ft. The proposed rezoning is a Type 1 rezoning under the Zoning Ordinance.

NO. 18674 T1 (27th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-666

Common Address: 1032-1042 W. Fulton Market

Applicant: 1032 W. Fulton Market Condominium, LLC

Owner: See Application for list of owners

Attorney: Rich Klawiter and Katie Jahnke Dale of DLA Piper LLP (US)

Change Request: C1-1 Neighborhood Commercial District to C1-5 Neighborhood Commercial Zoning District

Purpose: The Applicant requests a rezoning of the subject property from C1-1 Neighborhood Commercial District Neighborhood Commercial District to C1-5 Neighborhood Commercial Zoning District to allow a one-story addition to an existing 3-story office building and the construction of a new 5-story office building with the 5th floor setback. The proposed development will provide a total of 9 off-street parking spaces.

NO. 18632 (28th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-607

Common Address: 156 N. Lotus Ave., Chicago, IL

Applicant: Kevin Havis Hunt

Owner: Kevin Havis Hunt

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: RS-3 Residential Single-Unit (Detached House) District to RT-4 Residential Two Flat, Townhouses, and Multi-Unit District

Purpose: To obtain a building permit to allow an existing dwelling unit in the basement to continue within the existing building for a total of 3 DU; 2 parking spaces; no commercial space; 2 story, existing height, no change proposed.

NO. 18649 (29th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-640

Common Address: 3036-40 N. Harlem Ave., Chicago, IL

Applicant: BZ On Harlem LLC

Owner: Parkway Bank and Trust Company ATUT #5967

Attorney: Law Office of Mark J. Kupiec & Assoc.

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

Purpose: To demolish the existing building and build a new 3 story, 9 dwelling unit residential building; 9 parking spaces; no commercial space; 3 story/within the max allowable height of 45'.

NO. 18639 (30th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-614

Common Address: 2830-32 N. Lawndale Ave.

Applicant: Chexapad, LLC

Owner: Chexapad, LLC

Attorney: Thomas S. Moore

Change Request: RS-3 Residential Single-Unit (Detached House) District to RT-4 Residential Two Flat, Townhouses, and Multi-Unit District

Purpose: In order to allow for the construction of a new 6 residential dwelling unit building with 6 parking spaces. The height of the building will be 38'.

NO. 18640 (30th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-615

Common Address: 2821 N. Avers Ave.

Applicant: Chexapad, LLC

Owner: Chexapad, LLC

Attorney: Thomas S. Moore

Change Request: RS-3 Residential Single-Unit (Detached House) District to RT-4 Residential Two Flat, Townhouses, and Multi-Unit District

Purpose: In order to allow for the construction of a three story, six residential dwelling unit building with 6 parking spaces. The height of the building will be 38'.

NO. 18641 T1 (31st WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-616

Common Address: 2610-2612 N. Laramie Ave., 2616-2618 N. Laramie Ave.

Applicant: Pangea Properties

Owner: Pangea Properties

Attorney: Thomas S. Moore

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

Purpose: In order to allow for the renovation of the 2 ground floor commercial spaces in 2610-2612 N. Laramie to be converted to 2 residential dwelling units and the 2 ground floor commercial spaces at 2616-2618 N. Laramie to be converted to 2 residential dwelling units for a total of 17 residential dwelling units in each building. The height of each of the buildings is 41'-0" and will remain as existing.

NO. 18644 (33rd WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-635

Common Address: 4125 N. Kimball

Applicant: Zach Roombos

Owner: Zach Roombos

Attorney: Law Offices of Samuel V.P. Banks

Change Request: RS-3 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District

Purpose: The Applicant is proposing to establish a limited restaurant (retail food establishment without alcohol sales) within the first floor unit of the existing 2 ½-story building located at the subject property. The existing building will otherwise remain without change. Two (2) onsite garage parking spaces will remain located at the rear of the subject lot.

NO. 18661 (33rd WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-652

Common Address: 2849 W. Roscoe

Applicant: Anthony Araque

Owner: Anthony Araque

Attorney: William J.P. Banks of Schain Banks

Change Request: RS-3 Residential Single-Unit (Detached House) District to RT-4 Residential Two Flat, Townhouses, and Multi-Unit District

Purpose: To allow for a proposed 3 story 4 dwelling unit building with 4 parking spaces.

NO. 18668 (33rd WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-660

Common Address: 2858 W. Belmont Ave., Chicago, IL

Applicant: Belmont-Francisco LLC

Owner: Belmont-Francisco LLC

Attorney: Law Offices of Samuel V.P. Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story residential building and two new detached garages at the subject site. The new proposed building will contain a total of six (6) dwelling units. The two new detached garages will provide parking for three (3) vehicles each for a total of six (6) onsite parking spaces. The new proposed residential building will be masonry in construction and measure 37-5" in height.

NO. 18636 (34th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-611

Common Address: 12701 S. Halsted St.
Applicant: Ibrahim Tlaib
Owner: Ibrahim Tlaib
Attorney: Lewis W. Powell III
Change Request: B3-1 Community Shopping District to C2-1 Motor Vehicle-Commercial District
Purpose: Auto repair garage with three bays and out-door auto sales with a total of 15 parking spaces

NO. 18637 (34th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-612

Common Address: 12238 S. Parnell Ave., Chicago, IL, 60628
Applicant: Glory to Glory Family Christian Center
Owner: Glory to Glory Family Christian Center
Attorney: Lewis W. Powell III
Change Request: RS-3 Residential Single-Unit (Detached House) District to RT-4 Residential Two Flat, Townhouses, and Multi-Unit District
Purpose: The existing 485 seat church with New 4916.13 sq ft fellowship hall building addition to church campus. 20 ft. 9 in. high one (1) story fellowship hall addition with mezzanine.

NO. 18653 T1 (36th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-644

Common Address: 1924-30 N. Leclaire Ave., Chicago, IL
Applicant: RTI Properties LLC
Owner: RTI Properties LLC
Attorney: Law Office of Mark J. Kupiec & Assoc.
Change Request: M1-2 Limited Manufacturing/Business Park District to B2-2 Neighborhood Mixed-Use District
Purpose: To rehab the existing buildings and establish total of 8 dwelling units within the existing buildings 1924 N. Leclaire- 3 DU/ 3 parking spaces; 1926 N. Leclaire – 3 DU / 3 parking spaces and 1930 N. Leclaire – 2DU / 2 parking spaces; no commercial space; 2 story, existing height: no change proposed

NO. 18654 (38th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-645

Common Address: 3523-25 N. Oketo Ave., Chicago, IL

Applicant: KHC Properties LLC

Owner: KHC Properties LLC

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: RS-2 Residential Single Unit (Detached House) District to RS-3 Residential Single-Unit (Detached House) District

Purpose: To divide an improved zoning lot into 2 lots and build a new 2 story, single family house with 2 parking spaces on the resulting lot at 3525 N. Oketo; existing 2-flat at 3523 N. Oketo to remain with 2 parking spaces; no commercial space; existing two-story 2 flat/existing height, no change proposed; new SFH proposed height of 30'.

NO. 18631 (39th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-606

Common Address: 3555 W. Foster Ave., Chicago, IL, 60625

Applicant: Vechean Shamaon

Owner: Telshe Yeshiva – Chicago (Rabbinical College of Telshe-Chicago, Inc.)

Attorney: Paul A. Kolpak

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

Purpose: Outdoor sales of used cars; the existing body shop and repair to remain. No dwelling units. Height of the existing building: 14 ft; 4,161 sq ft commercial space.

NO. 18657 (42nd WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-648

Common Address: 701-711 N. Orleans St.; 300-330 W. Huron St.; 700-710 N. Franklin St.

Applicant: JFJ 300 Huron LLC

Owner: 701-707 N. Orleans LLC

Attorney: Meg George at Neal and Leroy LLC

Change Request: DX-5 Downtown Mixed-Use District to Residential Business Planned Development

Purpose: Applicant intends to develop the vacant lot into a 24 story (298' high) residential building with approximately 71 dwelling units, 71 accessory parking spaces, 13,000 sq ft of commercial space.

NO. 18634 (43rd WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-609

Common Address: 1870 N. Dayton St.

Applicant: Anne Huston

Owner: Anne Huston

Attorney: Thomas S. Moore

Change Request: RT-4 Residential Two Flat, Townhouses, and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: A zoning change would allow the applicant to apply for a special use to allow for a vacation rental in one of the two existing residential dwelling units.

NO. 18669 (47th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-661

Common Address: 3530 N. Lincoln Ave.

Applicant: VGS Holdings LLC

Owner: VGS Holdings LLC

Attorney: John Fritchey at F4 Consulting Ltd.

Change Request: C1-2 Neighborhood Commercial Zoning District to C1-3 Neighborhood Commercial Zoning District

Purpose: To allow for establishment of a four-story, 50' high, 15 dwelling unit building with approximately 4600 sq ft of ground floor retail space and 18 off-street parking spaces.