

**Summary of a Meeting**  
**Committee on Zoning, Landmarks & Building Standards**  
**Meeting of 12-7-15**  
**To be reported out 12-9-15**

RECEIVED  
#3  
2015 DEC -8 PM 3: 37 RJ

**NO. MA-216 (Mayoral Application) ORDINANCE REFERRED (11/18/15)**  
**DOCUMENT #O2015-8047**

Amendment of Municipal Code Sections 11-4-2170 and 11-4-2200 concerning demolition of buildings and asbestos abatement

OFFICE OF THE  
CITY CLERK

**NO. A-8180 (39<sup>TH</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT # O2015-6992**

**PASS AS REVISED**

**Common Address:** 5225 N Riverside Terrace  
**Applicant:** Alderman Margaret Laurino  
**Change Request:** Residential Planned Development No. 546 to Residential Planned Development No. 546, as amended

**NO. A-8182 (9<sup>TH</sup> WARD) ORDINANCE REFERRED (10-28-15)**  
**DOCUMENT # O2015-7862**

**Common Address:** 11036-60 S Michigan Ave  
**Applicant:** Alderman Anthony Beale  
**Change Request:** B1-3 Neighborhood Shopping District to M1-1 Limited Manufacturing/ Business Park District

**NO. A-8183 (9<sup>TH</sup> WARD) ORDINANCE REFERRED (10-28-15)**  
**DOCUMENT # O2015-7866**

**Common Address:** 100-110 E 115<sup>th</sup> St and 11451-11459 S Michigan Ave  
**Applicant:** Alderman Anthony Beale  
**Change Request:** B3-2 Community Shopping District to RS1 Residential Single Unit (Detached House) District

**NO.18500-T1 (49<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #O2015-6391**

**Common Address:** 6453-55 N Newgard Ave  
**Applicant:** 6453 N Newgard Inc.  
**Owner:** 6453 N Newgard Inc.  
**Attorney:** Thomas Moore  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District  
**Purpose:** Applicant proposes to add 2 residential dwelling units at grade level to the existing 6 residential dwelling unit building and add 2 parking spaces for a total of 8 residential dwelling units with 6 parking spaces. The height of the building is 36' - 8", no change.

**NO.18436 (47<sup>th</sup> WARD) ORDINANCE REFERRED (7/29/2015)**  
**DOCUMENT #O2015-5313**

**PASS AS REVISED**

**Common Address:** 4618-20 N. Western Avenue  
**Applicant:** JAB Merger LLC  
**Owner:** Shahin Bagheri  
**Attorney:** Katriina S McGuire/ Thompson Coburn LLP  
**Change Request:** C2-1 Motor Vehicle Related Commercial District to B2-3 Neighborhood Mixed-Use District to a Residential Business Planned Development  
**Purpose:** Proposed 5-story mixed-use building with ground floor commercial space, 40 residential units, 10 parking spaces and 40 bicycle spaces.

**NO.18457 (46<sup>th</sup> WARD) ORDINANCE REFERRED (7/29/2015)**  
**DOCUMENT #O2015-5352**

PASS AS REVISED

**Common Address:** 901-957 W. Montrose Ave., 4314-4346 N. Hazel St., 900-910 W. Cullom Ave., 4319-4335 N. Broadway, 4347-4365 N. Sheridan Rd.

**Applicant:** WRPV XII Pensacola Chicago, L.L.C.

**Owner:** WRPV XII Pensacola Chicago, L.L.C

**Attorney:** John J. George/ Schuyler, Roche & Crisham, P.C.

**Change Request:** Residential Business Planned Development No.132 to Residential Business Planned Development No.132, As Amended.

**Purpose:** to allow for residential uses in Subarea A. Please see Planned Development Statements and Exhibits for specific information

**NO.18563-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (10-21-15)**  
**DOCUMENT #O2015-7681**

PASS AS AMENDED TO TYPE 1

**Common Address:** 1044 W Newport Ave

**Applicant:** Wilbel LLC

**Owner:** Chicago Transit Authority

**Attorney:** Katriina McGuire

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

**Purpose:** Proposed renovation and addition to an existing 1-story, 29'-7" tall building to construct 9 residential dwelling units and 9 parking spaces.

**NO.18537 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #O2015-6434**

PASS AS REVISED

**Common Address:** 201-223 West Hubbard Street; 412-420 North Wells Street

**Applicant:** 215 W Hubbard LLC

**Owner:** Chicago Transit Authority; Design Studio LLC

**Attorney:** DLA Piper

**Change Request:** Residential Business Planned Development No. 1281 to Residential Business Planned Development No. 1281, as amended

**Purpose:** The Applicant requests a rezoning of the subject property from DX-5 to a unified DX-7 Downtown Mixed-Use District and then to Residential-Business Planned Development to allow for construction of a +/- 152' office building and +/- 270' residential building containing an overall FAR of 10.15. up to 195 dwelling units, accessory parking, approximately 9,798 square feet of commercial uses on the ground floor, and accessory and incidental uses

**NO.18420(42<sup>nd</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT #O2015-4642**

PASS AS REVISED

**Common Address:** 115-479 East Wacker Drive, 150-244 N. Lake Shore Dr., 200-474 E. Randolph; 119-125 E. Lake St., 201-231 N. Michigan Ave., 200-336 N. Stetson Ave., 151-335 N. Stetson Ave., 150-324 N. Columbus Dr., 151-323 N. Columbus Drive; 151-251 N. Field Blvd Columbus Dr., 150-25- N. Field Blvd.

**Applicant:** Lakeshore East, L.L.C.

**Owner:** Lakeshore East, L.L.C.

**Attorney:** John J. George; Schuyler, Roche&Crisham

**Change Request:** PD 70 to PD 70 as amended

**Purpose:** To allow for shift in bulk regulations and revisions to the infrastructure. Please see Planned Development Statements, Exhibits, and Master Plan and Design Standards Lakeshore East 2015 for details.

**NO.18560 (39<sup>th</sup> WARD) ORDINANCE REFERRED (10-21-15)**  
**DOCUMENT #02015-7678**

**Common Address:** 4459-4467 West Lawrence Ave  
**Applicant:** Broadmoor LLC  
**Owner:** Broadmoor LLC  
**Attorney:** William JP Banks of Schain, Burney, Banks, Kenny & Schwartz  
**Change Request:** B3-1 Community Shopping District to B3-2 Community Shopping District  
**Purpose:** To permit rehab of existing mixed-use building. The building currently contains 7 commercial spaces on the ground floor and 5 residential dwelling units above. The proposed zoning amendment would allow an increase of 2 residential dwelling units for a total of 7 residential dwelling units and 10 parking spaces with commercial units to remain.

**NO.18566-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (10-28-15)**  
**DOCUMENT #02015-7809**

**Common Address:** 2817 N Oakley Ave  
**Applicant:** Oakley Building LLC  
**Owner:** Oakley Building LLC  
**Attorney:** John George, Schuyler Roche & Crisham PC  
**Change Request:** M2-3 Light Industry District to RM4.5 Residential Multi-Unit District  
**Purpose:** Applicant proposes the construction of an 11 dwelling unit building with 13 parking spaces. The proposed building height is 47 feet

**NO.18554 (31<sup>st</sup> WARD) ORDINANCE REFERRED (10-14-15)**  
**DOCUMENT #02015-7352**

**Common Address:** 3145 N Cicero  
**Applicant:** Mr. Kleen Auto Spa Inc.  
**Owner:** Kokkalias Family Trust  
**Attorney:** Lawrence Lusk  
**Change Request:** B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District  
**Purpose:** Entire existing commercial building (approximately 6000 Sq. Ft.) will be used as hand car wash and detailing center. Business will operate from Monday thru Saturday from 7:00 A.M. until 7:00 P.M. and Sunday from 7:00 A.M. until 5:00 P.M. and will employ between 10 -15 individuals

**NO.18552 (30<sup>th</sup> WARD) ORDINANCE REFERRED (10-14-15)**  
**DOCUMENT #02015-7350**

**Common Address:** 3400 N Lawndale (3706 W Roscoe)  
**Applicant:** Edgar Alvarez  
**Owner:** Edgar Alvarez  
**Attorney:** Fernando M Vain  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District  
**Purpose:** Coffee shop in the vacant storefront; 2. One residential dwelling unit above the storefront, and two residential dwelling units with address 3706 W. Roscoe; 3. Street parking; 4. Vacant storefront has approximately 1,000 square feet of commercial space

**NO.18559 (29<sup>th</sup> WARD) ORDINANCE REFERRED (10-21-15)**  
**DOCUMENT #02015-7677**

**Common Address:** 7162 West Grand Ave  
**Applicant:** Andre Napier  
**Owner:** 7162 West Grand Ave Condominium Association  
**Attorney:** Law Office of Mark Kupiec & Associates  
**Change Request:** B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District  
**Purpose:** To obtain a business license for a Massage Establishment within the existing commercial unit on the ground floor (approximately 2,300 SF of commercial space); existing 6 DU to remain: existing parking (6 spaces) no change proposed; existing 4-story, no change in height proposed

**NO.18516-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6406**

PASS AS AMENDED AND TYPE 1 PLANS AMENDED

**Common Address:** 817 W Lake Street  
**Applicant:** SC Lake LLC  
**Owner:** SC Lake LLC  
**Attorney:** Harlan Powell Esq.  
**Change Request:** C3-1 Commercial, Manufacturing and Employment District to C3-5 Commercial, Manufacturing and Employment District  
**Purpose:** The proposed use of the property after the rezoning is a single-tenant restaurant. There will be zero (0) dwelling units and zero (0) parking spaces. The property currently contains approx. 9,166 sqft of floor area and after redevelopment will contain approx. 12,426 sqft of floor area allocated over three (3) floors with a building height of approx. forty-four (44) feet

**NO.18542 (26<sup>th</sup> WARD) ORDINANCE REFERRED (10-14-15)**  
**DOCUMENT #02015-7340**

**Common Address:** 2629 W Superior  
**Applicant:** SDG- 2629 Superior LLC  
**Owner:** Raymond DeFrisco and Antonette C. DeFrisco  
**Attorney:** Amy Kurson  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** The proposed use of the property after the rezoning will be a Residential Two Flat One story, required parking to be provided onsite in garage. Building Height=25.95

**NO.18548-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (10-14-15)**  
**DOCUMENT #02015-7346**

AMENDED TO TYPE 1

**Common Address:** 3233 West Potomac Ave  
**Applicant:** 3233 W Potomac LLC  
**Owner:** 3233 W Potomac LLC  
**Attorney:** Law Office of Mark Kupiec & Associates  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** to add one additional dwelling unit (on the ground floor which is partially below grade) with in the existing 12 dwelling unit residential building (total of 13 DU); no existing parking; no commercial space; 3 story / height : 37' 9"

**NO.18553-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (10-14-15)**  
**DOCUMENT #02015-7351**

**Common Address:** 3527-3533 W North Ave

**Applicant:** La Casa Norte

**Owner:** La Casa Norte

**Attorney:** Danielle Meltzer Cassel, Vedder Price PC

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

**Purpose:** New construction of a five-story (65' high) mixed-use development with a maximum of 55,300 square feet and a minimum of 9 parking spaces. Building will be used for a maximum of 25 dwelling units targeted for occupancy by formerly homeless youth and families and a multi-purpose community center. Potential community center-uses-include community meeting space and art gallery, a community computer lab, health, dental and nutrition services, food & clothing pantries, a drop-in center for homeless youth with anti-violence programming, counseling, social services, offices for La Casa Norte and related uses

**NO.18422 (25<sup>th</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT #02015-4644**

PASS AS REVISED

**Common Address:** 650-658 S. Wells and 700-758 S. Wells; 223-313 W. Harrison Street; 301-321 W. Polk Street and 201-249 W. Polk Street

**Applicant:** 1000 S. wells (Chicago), LLC

**Owner:** Franklin Point Equities, LLC, c/o Kleinberg Kaplan Wolff Cohen

**Attorney:** Rich Klauter –DLA Piper LLP (US)

**Change Request:** DX-7 Downtown Mixed-Use District to a Waterway Residential –Business Planned Development

**Purpose:** To allow for construction of a mixed-use project containing multiple buildings to be constructed in phases. The project will include an overall maximum 8.75 FAR (including available bonus) and approximately 2,700 residential dwelling units. The project will include residential, public and civic, commercial and recreation uses, parking, and accessory and incidental uses detailed in the enclosed Planned Development statements.

**NO.18561 (25<sup>th</sup> WARD) ORDINANCE REFERRED (10-21-15)**  
**DOCUMENT #02015-7679**

**Common Address:** 2002-06 S Blue Island Ave/ 2000 S Laffin St

**Applicant:** Craig Cox

**Owner:** Craig Cox

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

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

**Purpose:** Applicant proposes a five-story masonry building containing approximately 1192 sq.ft. of commercial space and a total of seven (7) dwelling units. Seven (7) on-site parking spaces will be provided. The proposed building will be masonry in construction and will measure 55' in height

**NO.18562 (20<sup>th</sup> WARD) ORDINANCE REFERRED (10-21-15)**  
**DOCUMENT #02015-7680**

**Common Address:** 6505 S Normal Blvd/ 439 W 65<sup>th</sup> St

**Applicant:** Unique Equity Property Investments

**Owner:** Unique Equity Property Investments

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

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-1 Community Shopping District

**Purpose:** Grocery store and a carry-out restaurant within the existing building (approximately 4,000 SF of retail space); no existing parking; existing height: 1 story - no change proposed

**NO.18446-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7/29/2015)**  
**DOCUMENT #O2015-5325**

AMENDED TO TYPE 1

**Common Address:** 1636 North Western Avenue  
**Applicant:** 1636 N. Western Investors, LLC  
**Owner:** 1636 N. Western Investors, LLC  
**Attorney:** Michael H. Ezgur  
**Change Request:** B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** Addition of a third floor to add an additional residential dwelling unit for a total of three residential dwelling units and three parking spaces for a total building height of 35 feet 6 inches.

**NO.18451T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7/29/2015)**  
**DOCUMENT #O2015-5331**

PASS AS AMENDED  
TYPE 1 PLANS AMENDED

**Common Address:** 1933-1935 West Ohio Street, Chicago, Illinois  
**Applicant:** Maria Nolfi  
**Owner:** Maria Nolfi  
**Attorney:** Daniel G. Lauer  
**Change Request:** RS-3 Residential Single-unit (Detached house) District to RM-4.5 Residential Multi-unit District  
**Purpose:** The Applicant intends to construct a two unit residential building with a two car garage at 1935 West Ohio Street. The property located at 1933 West Ohio, is included due to being a zoning lot. As Defined by section 17-17-02197, the zoning lot will be divided into two 24 feet by 95 feet lots no changes will be made to the existing building at 1933 West Ohio which is 23 feet 4 inches in height. The footprint of the building at 1935 West Ohio will be 19 feet by 60 feet in size and the height will be 37 feet 10 inches high

**NO.18547 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-14-15)**  
**DOCUMENT #O2015-7345**

**Common Address:** 1842 N Kedzie  
**Applicant:** Greens400 LLC  
**Owner:** Greens400 LLC  
**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 amendment to permit a proposed four-story masonry building containing four residential units. On-site parking for four cars will be located at the rear of the lot. The proposed building will be masonry in construction. It will measure 37'-10" in height

**NO.18550-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-14-15)**  
**DOCUMENT #O2015-7348**

PASS AS TYPE 1 PLANS AMENDED

**Common Address:** 2915-23 W Armitage Ave; 1945 -51 N Richmond St.  
**Applicant:** BAS 3 Development LLC  
**Owner:** BAS 3 Development LLC and Robert Birkmeyer  
**Attorney:** Law Office of Mark Kupiec & Associates  
**Change Request:** B3-1 Community Shopping District to B3-5 Community Shopping District  
**Purpose:** To demolish the existing building and build a new 4 story, mixed-use building with commercial units on the ground floor ("pprox.. 3,700 SF of commercial space) and 33 dwelling units on the upper floors: 36 parking spaces; 4 story, height 50'-6

**NO.18551 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-14-15)**  
**DOCUMENT #02015-7349**

**Common Address:** 1639-1641 N Artesian Ave  
**Applicant:** 1639-1641 N Artesian, Inc.  
**Owner:** 1639-1641 N Artesian, Inc.  
**Attorney:** Law Office of Mark Kupiec & Associates  
**Change Request:** RS3 Residential Single-Unit (Detached House) District and RT3.5 Residential Two-Flat, Townhouse and Multi-Unit 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: 37'-10"

**NO.18557-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-14-15)**  
**DOCUMENT #02015-7364**

PASS AS TYPE 1 PLANS AMENDED

**Common Address:** 2701 W Armitage  
**Applicant:** In Soo Lee & Kwang Lee  
**Owner:** In Soo Lee & Kwang Lee  
**Attorney:** Law Office of Samuel VP Banks  
**Change Request:** C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** The Applicant seeks a zoning amendment to permit a proposed four-story mixed-use building containing approx. 10,000 sq.ft. of retail space at grade and a total of fifty-nine residential units. Eighty (80) on-site parking spaces will be provided. The proposed building will be masonry in construction and will measure 54'-10" in height. The Applicant will seek a Variation to reduce the required rear setback

**NO.18564-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-28-15)**  
**DOCUMENT #02015-7807**

**Common Address:** 458 N Noble  
**Applicant:** RDG Fund- 5 LLC  
**Owner:** RDG Fund- 5 LLC  
**Attorney:** Louis Weinstock  
**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** Construct a four story, 6,900 sf., 45' high, four dwelling unit residential building with four parking spaces, and no commercial space

**NO.18565 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-28-15)**  
**DOCUMENT #02015-7808**

**Common Address:** 2041 W Division Street  
**Applicant:** 2047 W Division LLC  
**Owner:** 2041 W Division LLC and 2047 West Division Condo Association  
**Attorney:** John Fritchey  
**Change Request:** B3-2 Community Shopping District to B3-3 Community Shopping District  
**Purpose:** 3+4 story 48'8" building with 4458 sf ground floor commercial space, 9 dwelling units, 9 off-street parking spaces - the enclosure of the patio space as set forth above, there will be no other changes to the current property or its use

**LARGE SIGNS OVER 100 FEET IN DIAMETER, 24 FEET ABOVE GRADE**

**Business ID Signs**

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Permit Issued To</u>
Or2015-687	2	1 W Superior	All American Sign Company
Or2015-688	2	1 W Superior	All American Sign Company
Or2015-690	2	1 W Superior	All American Sign Company
Or2015-729	3	1255 S Wabash Ave	Volkan Signs & Lighting
Or2015-731	8	7511 S Cottage Grove Ave	Chesterfield Awning
Or2015-700	14	4760 S Kedzie Ave	Identity Services
Or2015-701	14	4150 S Pulaski Rd	Bright Light Sign Co.
Or2015-704	20	6307 S Stewart Ave	Parvin-Clauss Sign Co.
Or2015-705	20	6307 S Stewart Ave	Parvin-Clauss Sign Co.
Or2015-706	20	6307 S Stewart Ave	Parvin-Clauss Sign Co.
Or2015-733	20	6307 S Stewart Ave	Parvin-Clauss Sign Co.
Or2015-734	20	6307 S Stewart Ave	Parvin-Clauss Sign Co.
Or2015-732	27	685 W Ohio St.	Grate Signs
Or2015-703	36	6000 W Addison St.	Parvin-Clauss Sign Co.
Or2015-723	41	American Airlines O'hare	Midwest Sign& Lighting
Or2015-724	41	American Airlines O'hare	Midwest Sign& Lighting
Or2015-725	41	American Airlines O'hare	Midwest Sign& Lighting
Or2015-727	41	American Airlines O'hare	Midwest Sign& Lighting
Or2015-730	42	111 W Illinois St	South Water Signs
Or2015-735	42	111 W Illinois St	South Water Signs

**Off Premise Signs**

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Permit Issued To</u>
TBD	25	841 W Cermak Rd	View Chicago LLC

**Landmark Fee Waivers**

**DOC# Or2015-728 (3<sup>rd</sup> WARD) ORDER REFERRED (11-18-15)**

Waiver of Building Permit Fees for the property located at 215 E Cullerton St.