

SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF 6-26-18
TO BE REPORTED OUT 6-27-18

RECEIVED

#3



2018 JUN 27 AM 10:02

TAD-568 (11TH WARD) ORDINANCE REFERRED (5-25-18)
DOC # O2018-4191

OFFICE OF THE
CITY CLERK
PASS AS AMENDED

Amendment of Municipal Section 17-6-0403-G concerning supplemental zoning use standards for Artist Live/ Work Space

NO. A-8388 (29TH WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT NO. O2018-2460

PASS

Common Address 5900 W Chicago Ave
Applicant Alderman Christopher Ialliaferro
Change Request RS3 Single Unit (Detached House) District to C2-2 Motor Vehicle Related District

NO. 19664 (1ST WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4023

PASS

Common Address: 1370 N Milwaukee Ave
Applicant: Golin Family Trust
Owner: Golin Family Trust
Attorney: Thomas Murphy
Change Request: B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District
Purpose: commercial Space on floor one has 2000 sq.ft. for a proposed tavern, 2nd floor and 3rd floor are dwelling units, rear has 2 parking spaces, building height is 48 feet, and future cannabis dispensary if permitted

NO. 19656-T1 (2ND WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4014

PASS AS REVISED & SUBSTITUTE
NARRATIVE & PLANS

Common Address: 2061-2081 N Southport/ 2065-2083 N Kingsbury
Applicant: Southport Stay LLC
Owner: BLG-Superbad Property Owner LLC
Attorney: DLA Piper
Change Request: M2-2 Light Industry District to B3-5 Community Shopping District
Purpose: The Applicant requests a rezoning of the subject property from the M2-2 Light Industry District to the B3-5 Community Shopping District, to allow for the reuse of the existing building with approximately 39,365 square feet of commercial uses. 56 residential dwelling units and 56 parking spaces.

NO. 19675-T1 (2nd WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4249

PASS

Common Address: 1622-26 W Blackhawk St

Applicant: Precise Development Inc

Owner: Precise Development Inc

Attorney: Law Offices 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 to permit a new three-story residential building, with four (4) dwelling-units. Four (4) onsite, garage parking spaces will be located at the rear of the subject property. The new building will be masonry in construction, and measure 38 feet-7 inches in height.

NO. 19681 (5th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4385

PASS

Common Address: 1645 E 53rd St

Applicant: 312 Properties LLC=1645 E 53rd St

Owner: 312 Properties LLC=1645 E 53rd St

Attorney: Frederick Agustin

Change Request: RM5 Residential Multi Unit District to B1-3 Neighborhood Shopping District

Purpose: The existing building will remain, while building a rear and 3rd floor additions to it. The reason for the change is to establish commercial space at grade, four (4) dwelling units above and parking for at least four (4) cars at the rear of the property. The commercial space will contain around 2,377 SF. The dwelling units will range in size between 900-1,000 sq.ft

NO. 19655 (8th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-3992

PASS

Common Address: 7746 S Chappel Ave

Applicant: William Nelson

Owner: William Nelson

Attorney: Thomas Moore

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

Purpose: The applicant seeks to make the existing basement unit legal in a 2 story 2 dwelling unit to a 2 story with 3 dwelling unit building 29 feet 7 inches in height.

NO. 19662 (8th WARD) ORDINANCE REFERRED (5-23-18)

DOCUMENT #02018-4021

PASS

Common Address: 1652 E 79th St

Applicant: Tomasz Papciak

Owner: Tomasz Papciak

Attorney: Thomas Moore

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

Purpose: Applicant seeks to re-open a vacant non-compliant restaurant in an existing 1 story 11 foot high building with outdoor parking on the 2 adjacent lots.

NO. 19683-T1 (11th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4489

PASS AS SUBSTITUTE
NARRATIVE & PLANS

Common Address: 715-725 W 34th St; 3401 S Emerald Ave

Applicant: 715 W 34th Street LLC

Owner: 715 W 34th Street LLC

Attorney: Mara Georges and Richard Toth, Daley & Georges

Change Request: RS3 Single Unit (Detached House) District to RM5 Residential Multi Unit District

Purpose: An existing 2-story building with 2 added dwelling units, for a total of 6 dwelling units, and an existing 2-story building with 2 dwelling units. No commercial space. 5 parking spaces. Approximately 33 feet high and 33 feet 3- 11/ 16 inches high.

NO. 19657-T1 (12th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4016

PASS

Common Address: 3515-19 S Oakley Ave

Applicant: Mulcair Development

Owner: Mulcair Development

Attorney: Rolando Acosta

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

Purpose: The property measures 6,639 square feet and is currently a vacant lot. The Applicant proposes to rezone the property for the construction of two two-story single family homes with detached two car garages on 3515 and 3519 South Oakley Avenue. The height of both single family homes will be 26 feet and 3 inches.

NO. 19676 (12th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4276

PASS

Common Address: 2700 W 24th Place

Applicant: Luis Arellano
Owner: Luis Arellano
Attorney: Law Offices of Samuel VP Banks
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District
Purpose: The existing two-story (with basement) building presently contains a total of four (4) dwelling units, and - therefore, is non-conforming under the current Zoning Ordinance. It is the understanding, of the Applicant, that two (2) of those dwelling units may have been established - without a permit, by a previous owner (not the Applicant). As such, and in order to permit the rehabilitation of the existing building, the Applicant is seeking a zoning change to bring the existing non-conforming building into compliance, under the current Zoning Ordinance. Following renovations, the Applicant and his family will reside in one of the dwelling units, within the existing building. The existing building is masonry in construction and measures approximately 30 feet-0 inches in height. No physical expansion of or to the existing building is intended or required. There will remain onsite parking for at least four (4) vehicles, in the existing attached garage.

NO. 19671 (13th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4183

PASS

Common Address: 6801-05 S Pulaski Road

Applicant: 68 Pulaski LLC
Owner: 68 Pulaski LLC
Attorney: Law Office of Mark J Kupiec
Change Request: RS2 Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District
Purpose:

NO. 19666 (14th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4025

PASS

Common Address: 2600 W 55th St

Applicant: Antonia Lamas
Owner: Marquette Bank Trust #13652
Attorney: Rob Roe
Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: No Change. This application is to legalize an addition by a prior owners completed sometime before 1990 done without permitting to come in compliance with the FAR requirements. There are 3 dwelling units, one on each floor, there are four parking spaces, there is no commercial space, the height of the building which will not change is 37 feet.

NO. 19651-T1 (15th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-3984

PASS

Common Address: 4458 S Wood St

Applicant: Arnold Contreras

Owner: Arnold Contreras
Attorney: NA
Change Request: RS3 Single Unit (Detached House) District to RM5 Residential Multi Unit District
Purpose: 2 ½ story frame multi-unit mix use building, to be converted on front lot floor from vacant tavern space to one dwelling unit with four existing dwelling units to remain. Two car garage exiting building

NO. 19674 (15th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4230 PASS

Common Address: 4557-59 S Richmond Street

Applicant: Emma Diaz
Owner: Emma Diaz and Maria Emma Mendez Perez
Attorney: Law Office of Mark J Kupiec
Change Request: RS3 Single Unit (Detached House) District to B1-1 Neighborhood Shopping District
Purpose: To obtain a business license and establish a restaurant within the ground floor of the existing building; approximately 2,800 square feet of commercial space; existing 2 dwelling units on the second floor will remain: 2 parking spaces: existing 2 Vi story - existing height no change proposed.

NO. 19650 (16th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-3983 PASS

Common Address: 5958 S Western Ave

Applicant: Munzer A Karan
Owner: Munzer A Karan
Attorney: Lewis Powell III
Change Request: B1-2 Neighborhood Shopping District to C2-1 Motor Vehicle Related Commercial District
Purpose: Outdoor retail used car dealership on 5,982.9 sq.ft. office existing, No residential use

NO. 19677 (17th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4313 PASS

Common Address: 8022-8024 S Honore St

Applicant: AGK Real Estate LLC
Owner: AGK Real Estate LLC
Attorney: Law Offices of Samuel VP Banks
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District
Purpose: The existing three-story (with basement) building presently contains a total of six (6) dwelling units, between the 1st and 3rd Floors. The basement is presently vacant and unused. The Applicant is seeking a zoning change in order to locate and establish two (2) additional dwelling units, within the basement of the existing three-story multiunit residential building - for a total of eight (8) dwelling units, at the subject site. The existing detached garage will be removed and replaced by surface parking for eight (8) vehicles. The existing building is masonry in construction and measures approximately 38 feet-0 inches in height. No physical expansion of or to the existing building is intended or required.

NO. 19660-T1 (19th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4019 PASS

Common Address: 10758 S Kedzie Ave

Applicant: MJ Automotive Inc. / Pitch Perfect Auto repair
Owner: MJ Automotive Inc. / Pitch Perfect Auto repair
Attorney: Thomas Moore
Change Request: RS2 Single-Unit (Detached House) District to B3-1 Community Shopping District
Purpose: Applicant seeks to become code compliant for an auto repair business , no work to existing 13 foot building on an 8,750 square foot lot with 6 parking spaces and no residential.

NO. 19669-T1 (25th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4119 PASS

Common Address: 1853 S Western Ave

Applicant: Corazon De Chicago LLC
Owner: Corazon De Chicago LLC
Attorney: Law Office of Mark J Kupiec
Change Request: C1-2 Neighborhood Commercial District to B2-5 Neighborhood Mixed Use District
Purpose: To establish 6 dwelling units within the existing 3-story residential building; no commercial space; no on-site parking; existing height: 38 feet - no change proposed

NO. 19682-T1 (25th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4475 PASS

Common Address: 3182-3200 S Archer Ave

Applicant: Skyriver Archer Development LLC
Owner: Skyriver Archer Development LLC

Attorney: Mara Georges and Richard Toth, Daley & Georges
Change Request: M1-2 Limited Manufacturing District to B2-3 Neighborhood Mixed-Use District
Purpose: Two mixed-use buildings, each with first floor commercial space 27 (approximately 3,400 sf) , 24 dwelling units, 27 parking spaces, approximately 47 feet 8 inches high (to top of parapet)

NO. 19654 (27th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-3990 PASS

Common Address: 1446 W Huron St

Applicant: Wassim Kmied
Owner: Wassim Kmied
Attorney: Thomas Moore

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

Purpose: Applicant seeks to restore a fire damaged non-compliant FAR single family 2 story with basement home 24 feet in height with a 2 car garage which will comply with the proposed floor area ratio.

NO. 19668-T1 (27th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4047 PASS

Common Address: 2601 W Washington Boulevard

Applicant: Bill Adrianos
Owner: Bill Adrianos
Attorney: Law Office of Mark J Kupiec

Change Request: RM5 Residential Multi Unit District to RM5 Residential Multi Unit District, as amended

Purpose: To build a new 3 story, 3 dwelling unit residential building; no commercial space; 3 parking spaces; 3 story, height 31 feet 2 inches

NO. 19678 (27th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4328 PASS

Common Address: 728 N Elizabeth St

Applicant: Illuminus Development LLC
Owner: Illuminus Development LLC
Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 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 new three-story (with basement) residential building, with two (2) dwelling units. Two (2) garage parking spaces will be located at the rear of the subject property. The new building will be masonry in construction, and measure 37 feet-2 inches (approx.) in height.

NO. 19673 (31st WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4225 PASS

Common Address: 3739 W Diversey

Applicant: Bluehouse Property Management LLC Diversey
Owner: Bluehouse Property Management LLC Diversey
Attorney: Law Office of Mark J Kupiec

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

Purpose: To allow an additional dwelling unit (basement) within the existing 2 ½ story residential building, for a total of 3 dwelling units within the existing building; no commercial space; 3 parking spaces; existing height / no change proposed

NO. 19649 (32nd WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-3982

PASS

Common Address: 2722 N Western Ave

Applicant: Vartin Artin

Owner: Vartin Artin

Attorney: Lewis Powell III

Change Request: B3-1 Community Shopping District to C2-1 Motor Vehicle Related Commercial District

Purpose: Outdoor retail used car dealership to expand by 2,720 sq.ft. No dwelling units on the lot

NO. 19661-T1 (32nd WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4020

PASS

Common Address: 1216 W George St

Applicant: Jaroslaw Pietrzyk

Owner: Jaroslaw Pietrzyk

Attorney: Thomas Moore

Change Request: M1-2 Limited Manufacturing District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Applicant seeks to construct a new 3 story with basement single family home 37.20 feet in height with a 2 car garage.

NO. 19665 (32nd WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4024

PASS

Common Address: 1214 W Fletcher St

Applicant: 1214 W Fletcher LLC

Owner: Bob Glascott

Attorney: Thomas Moore

Change Request: C1-1 Neighborhood Commercial District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Applicant seeks to construct a new 3 story 2 unit building 38 feet in height with 2 parking spaces

NO. 19667 (35th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4039

PASS

Common Address: 2700 N Monticello Ave

Applicant: Bluehouse Property Management LLC

Owner: Bluehouse Property Management LLC

Attorney: Law Office of Mark J Kupiec

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

Purpose: To allow an additional dwelling unit (basement) within the existing 2 ½ story residential building, for a total of 3 dwelling units within the existing building; no commercial space; existing 2 car garage to remain; existing height / no change proposed

NO. 19652 (40th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-3985

PASS

Common Address: 5420 N Damen Ave

Applicant: Lakeshore Plumbing LLC

Owner: Megara Properties LLC Series 1

Attorney: Thomas Moore

Change Request: M1-2 Limited Manufacturing District to M2-2 Light Industry District

Purpose: To allow a vacant lot to become compliant as a contractor's/construction storage yard.

NO. 19653-T1 (40th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-3987

PASS

Common Address: 2643 W Lawrence Ave

Applicant: Lodge Properties Series 1W LLC

Owner: Lodge Properties Series 1W LLC

Attorney: Paul Kolpak

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

Purpose: To construct 6 unit apartment building. Project qualifies as a Transit Oriented Development that is located at pedestrian retail street. 3 off-street parking spaces and 3 bike spaces parking spaces will be provided as this project qualifies for reduction of off-street parking under section 17-10-0102 B . The height of the building will be 37 feet 7 inches. No commercial space.

NO. 19173 (41st WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2220

DO NOT PASS

Common Address: 8535 W Higgins Road

Applicant: Glenstar O'Hare LLC

Owner: Host Hotels & Resorts, LP Chesapeake Hotel Limited Partnership

Attorney: John George

Change Request: Business Planned Development No. 44 to B3-2 Community Shopping District, then B3-2 Community Shopping District to Business Planned Development No. 44 as amended

Purpose: To develop Sub-Area B-1 with a 7-story 90 foot tall apartment building containing 300 dwelling units and 333 on-site parking spaces and to develop Sub-Area B-2 as

a future Phase II development with an office building and related uses with a maximum height of 190 feet and accessory parking. Sub-Area A will remain unchanged by this amendment

NO. 19663 (42nd WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4022

PASS AS AMENED REVISED

Common Address: 346-358 N Union St. & 347-357 N Halsted St

Applicant: Chicago Self Storage II, LLC
Owner: Chicago Self Storage II, LLC
Attorney: Bernard Citron/ Thompson Coburn LLP
Change Request: Residential Planned Development No. 1320 to Residential Planned Development 1320, as amended
Purpose: Amendment to Residential Planned Development 1320. To correct the net site area from 54,130 square feet to 53,013 square feet and to correct the planned development boundaries. The proposed project of a 38 story, 373 unit residential dwelling building with a height of 450', with 145 parking spaces and 77 bicycle spaces will remain unchanged.

NO. 19672-T1 (45th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4205

PASS AS SUBSTITUTE

Common Address: 5241-49 N Milwaukee Ave

Applicant: Tim Pomaville
Owner: Tim Pomaville
Attorney: Gordon & Pirkarski
Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: The property will be improved with a building containing 4 residential dwelling units. The building will provide 8 parking spaces, no commercial space and each a height of 34 feet 11 inches as defined by the ordinance.

NO. 19679 (48th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4344

PASS

Common Address: 1246 W Bryn Mawr Ave

Applicant: Sivananda Yoga Vendanta Center of Chicago
Owner: Sivananda Yoga Vendanta Center
Attorney: Thomas Murphy
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-1 Neighborhood Shopping District
Purpose: The proposed uses of the property will be largely unchanged: (1) a small gift shop for sale of devotional items, books, and yoga accessories will be relocated into the building (approx. 120 square feet on the second floor for an office/gift shop); the dwelling unit for the Center Director will remain on second floor (approx. 250

square feet); the Mediation Hall, Devotional Center and Yoga Room will continue in use on the first floor (approximately 400 square feet). There is one garage space in the back of the property, which will remain in use.

NO. 19561-T1 (1st WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #02018-1868

PASS AS SUBSTITUTE
NARRATIVE & PLANS

Common Address: 1453 W Grand Ave

Applicant: EZMB, LLC

Owner: EZMB, LLC

Attorney: Daniel Lauer

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-2 Neighborhood Mixed Use District

Purpose: The applicant intends to construct a four story, five dwelling unit building with a basement. The footprint of the building shall be approx. 20 feet by 99.37 feet in size. The building height shall be 47 feet 2 inches high

NO. 19584 (1st WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2305

PASS

Common Address: 1328-1334 W Grand Ave

Applicant: Thirteen Thirty Two LLC

Owner: Thirteen Thirty Two LLC

Attorney: John George/ Chris Leach, Akerman LLP

Change Request: B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: To renovate the existing one story 14' tall commercial building into a 4900 square foot commercial bakery with 6 onsite parking spaces and 2 loading berths

NO. 19640 (2nd WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3787

PASS AS REVISED

Common Address: 744-758 W North Ave; 1601-1611 N Halsted Ave

Applicant: SB/CA 750 North LLC

Owner: Steppenwolf Theatre Company and Steppenwolf Foundation

Attorney: Richard Toth and Mara Georges, Daley and Georges

Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District and B3-5 Community Shopping District to a Residential Business Planned Development

Purpose: A new 8-story, 94' building with 92 dwelling units, approximately 2,688 sf of new commercial space, and 10 parking spaces. The existing 4-story retail and office building will remain.

NO. 19373 (21st WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6217

PASS AS AMENDED AND

REVISED

Common Address: 8522 S Lafayette Ave

Applicant: 8522 S Lafayette (Chicago), LLC

Owner: 8522 S Lafayette (Chicago), LLC

Attorney: Ted Novak & Katie Jahnke Dale

Change Request: Commercial Institutional Planned Development No 1243 to Commercial Institutional Planned Development No 1243, as amended

Purpose: To allow warehousing, wholesaling and freight movement uses (including residential storage warehouses), shared kitchens, general retail and food and beverage retail sales, together with accessory and incidental uses.

NO. 19596 (22nd WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2329

PASS AS REVISED &
AMENDED

Common Address: 4227 W 35th St

Applicant: The Peoples Gas Light and Coke Company

Owner: The Peoples Gas Light and Coke Company

Attorney: Chico & Nunes

Change Request: M2-1 Light Industry District and M2-3 Light Industry District to M3-1 Heavy Industry District and then to a Planned Development

Purpose: Applicant plans to build a new two-story field service center. The new service center will be approximately 71,719 square feet and 33.5 feet high. There will be on-site parking for approximately 417 vehicles, including 9 accessible spaces. 400 company vehicles, including 38 crew truck spaces.

NO. 19610 (26th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2703

PASS AS SUBSTITUTE

Common Address: 839-843 N California Ave

Applicant: Angela Yangas

Owner: Angela Yangas

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit the location and establishment of an artist live-work space, within the grade level (1st floor) of the existing four-story building. The building will continue to have a total of six (6) dwelling units - on and between the 2nd thru 4th floors. The newly established live/work space will contain a gallery/showroom - at the front, and a dwelling unit and work studio - at the rear. The property will continue to have onsite parking - for at least six (6) vehicles, at the rear of the building. No physical expansion of the existing building is necessary or intended. All of the proposed work will be

wholly within the interior of the floor. The existing building is masonry, glass and steel, in construction, and measures approximately 45' in height.

NO. 19471-T1 (28TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8980

PASS AS SUBSTITUTE

Common Address: 1227 W Jackson

Applicant: Mariusz Florek

Owner: Mariusz Florek

Attorney: Gordon & Pirkarski

Change Request: M1-3 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: the property will be improved with a building containing 10 residential dwelling units. The building will provide 8 parking spaces, no commercial space and each a height of 50 feet as defined by the ordinance

NO. 19378 (28th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7019

PASS AS REVISED

Common Address: 1501-1555 W Monroe; 101-139 S Ashland; 100-116 S Laffin; 1542-1554 W Adams

Applicant: Monroe 1515 LLC

Owner: Monroe 1515 LLC

Attorney: DLA Piper

Change Request: Planned Development No. 773 to DX-3 Downtown Mixed Use District and Planned Development No. 773 to DX-5 Downtown Mixed-Use District and DX-5 Downtown Mixed-Use District to Residential Business Planned Development No. 773, as amended

Purpose: to allow for the redevelopment of the existing historic 5 story buildings located thereon with 288 residential uses and ground floor/ commercial retail uses, together with accessory and incidental uses

NO. 19633 (29TH WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3352

PASS

Common Address: 5827 W Madison St.

Applicant: A-1 Car Wash & Detailing, Inc., and IL Corp

Owner: Aida Diaz

Attorney: Scott Borstein, Neal & Leroy

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

Purpose: Carwash facility. No exterior changes to the existing one-story structure are proposed.

NO. 19451 (30th WARD) ORDINANCE REFERRED (11-15-17)
DOCUMENT #02017-8293

PASS

Common Address: 4350 W Belmont Ave

Applicant: Lydican Properties Inc

Owner: Lydican Properties Inc

Attorney: Law Offices of Samuel VP 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 bring the existing two-story (with basement), multi-unit, residential building into compliance, under the current Zoning Ordinance. The existing building is presently vacant and unoccupied. Based on the Applicant's best knowledge, the existing building formerly contained at least three (3) dwelling units. The zoning change will also allow for the rehabilitation of the existing building, which renovation plan calls for the erection of a one-story vertical addition and the establishment of a total of four (4) dwelling units, within the newly improved building. The existing detached garage, will remain unchanged, and provide off-street parking for two (2) vehicles. The proposed new addition will be masonry in construction, to match the remainder of the existing building. Once completed, the existing building - with one-story vertical addition, will measure 45 feet-0 inches or less in height.

NO. 19540-T1 (32nd WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #02018-897

PASS

Common Address: 1211-13 W Belmont Ave

Applicant: Hibernian Development LLC 01-08 11 361

Owner: Hibernian Development LLC 01-08 11 361

Attorney: Thomas Moore

Change Request: M1-2 Limited Manufacturing District to B2-2 Neighborhood Mixed Use District

Purpose: To demolish 2 existing buildings on lot and construct a new 4 story 6 dwelling unit building with basement 38 feet in height and 6 parking spaces

NO. 19546-T1 (44th WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #02018-1003

PASS

Common Address: 1101-1115 W Addison St

Applicant: West Addison Development

Owner: West Addison Development

Attorney: Paul Shadle/ Liz Butler, DLA Piper

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

Purpose: To allow for the construction of a four story commercial building containing approx. 56,405 sq.ft. of floor area

NO. 19648-T1 (44th WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3798

PASS

Common Address: 3469-3475 N Clark Street

Applicant: MR Clark 3473 Operating LLC

Owner: MR Clark 3473 Operating LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-5 Community Shopping District to B3-5 Community Shopping District

Purpose: In and around September 2016 and - again, in December 2017. the Applicant obtained a Zoning Map Reclassification, pursuant to a Type I Application, in order to rehabilitate the existing four-story building, and to erect a new five-story addition - on the adjacent vacant lots, in order to locate and establish a new hotel, with retail tenancy, at the subject property. Subsequent to final approval and ratification of the Zoning Map Reclassification Ordinances, and based on the new commercial tenancy for the existing hotel building, the Applicant had to modify its plans, to provide for the location and establishment of a new outdoor grade-level patio, which will operate in conjunction with a new restaurant to be located within the newly rehabilitated hotel building. The new patio will be situated on the vacant two lots, adjacent to the existing four-story hotel building. In order to permit this proposal, the Applicant is seeking to amend the previously

approved Type I Zoning Map Reclassification, in order to substitute the new set of architectural plans for the previously approved plans, which were approved and ratified with the previous Type 1 Zoning Map Reclassification. Once rehabilitated, the existing four-story building will contain a hotel lobby (1,762 square feet) and a single retail space (1,476 square feet) - at grade level, and twenty-one (21) hotel rooms (units) - above (Floors 2 thru 4). There will be an outdoor deck, for guests of the hotel, located above the 4th Floor. No onsite parking is required or proposed, for the new development. The existing four-story building is masonry in construction and measures 66 feet-6 inches in height.

NO. 19571 (47TH WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #02018-1888

PASS

Common Address: 3728 N Ashland Ave

Applicant: 3720 Ashland LLC

Owner: 3720 Ashland LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: C1-2 Neighborhood 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 (with basement) residential building, at the subject site. The existing structures will be razed. The proposed new building will contain a total of four (4) dwelling units. There will be parking for two (2) vehicles, located within the interior of the lower level (basement) and surface parking for an additional two (2) vehicles, at the rear of the building - for a total of four (4) onsite vehicular parking spaces. The proposed building will be masonry in construction and measure 45 feet-0 inches in height

NO. 19608 (47TH WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2584

PASS

Common Address: 4757 N Ashland Ave

Applicant: 4757 Ashland LLC

Owner: Chicago Title Trust No. 118744

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

Purpose: To permit the construction of a new four-story mixed-use (commercial/residential) building, at the subject property. The existing one-story commercial building will be razed. The new proposed building will contain commercial/retail space (3,650 square feet) - at grade level, and a total of thirty-nine (39) dwelling units - above (Floors 2 thru 4). There will be off-street parking for thirty-five (35) vehicles, located within the interior of the Floor, which will be accessible via the Public Alley at the east end of the property. The new building will be masonry in construction and will measure 55 feet-0 inches in height.

NO. 19568-T1 (47TH WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #02018-1885

PASS AS REVISED & SUBSTITUTE

Common Address: 4551-4553 N Ravenswood Ave

Applicant: HPL-4555 Ravenswood LLC

Owner: HPL-4555 Ravenswood LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: 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 mixed-use building, at the subject property. The existing building will be razed. The new proposed building will contain commercial space (4,792 square feet) - at grade level, and a total of twelve (12) dwelling units - above (2nd thru 4th Floors). The proposal also calls for the erection of a small outdoor deck (1,507 square feet), above the roof of the 4th Floor. The subject property is located less than 1,320 linear feet from the Ravenswood CTA Station, and - therefore, the proposal qualifies as a Transit Oriented Development (TOD). As such, and pursuant to the TOD Ordinance, the Applicant intends to provide onsite parking for three (3) vehicles and twelve (12) bicycles - at the rear of the new building. The new proposed building will be masonry in construction and will measure 49 feet-5 ½ inches in height (ceiling of 4th Floor).

NO. 19594 (47th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2327

PASS

Common Address: 1645 W Irving Park Road

Applicant: Basilios Capitol I LLC

Owner: Basilios Capitol I LLC

Attorney: Bernard Citron/ Thompson Coburn LLP

Change Request: B1-1 Neighborhood Shopping District to B2-2 Neighborhood Mixed Use District

Purpose: The existing building consists of 2 dwelling units and once commercial space on the ground floor. The proposed rezoning will allow the conversion of the existing commercial space to a residential unit on the ground floor. The building is approximately 30 feet in height and has two parking spaces in an enclosed garage.

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE – BUSINESS ID

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
Or2018-239	3	2401 S Michigan Ave	Chicago Alfa Romeo Fiat
Or2018-240	3	2401 S Michigan Ave	Chicago Alfa Romeo Fiat
Or2018-241	3	2401 S Michigan Ave	Chicago Alfa Romeo Fiat
Or2018-227	3	123 E Cermak Rd	Michigan Cermak Indiana LLC
Or2018-228	3	123 E Cermak Rd	Michigan Cermak Indiana LLC
Or2018-229	3	123 E Cermak Rd	Michigan Cermak Indiana LLC
Or2018-231	3	123 E Cermak Rd	Michigan Cermak Indiana LLC
Or2018-249	4	5118 S Lake Park	Whole Foods Market
TBD	25	2410 S Western Ave	Western Bell, Inc. dba: Taco Bell
Or2018-225	25	S Wells St and W Roosevelt	1000 S Wells (Chicago) LLC
Or2018-247	27	1801 W Jackson Blvd	MB Ice Arena/ Chicago Blackhawks
Or2018-246	32	1045 W Randolph	McDonalds Corporation
Or2018-243	32	2745 N Elston Ave	Elston Ave Properties
Or2018-244	32	2745 N Elston Ave	Elston Ave Properties
Or2018-230	33	2801-2811 W Montrose Ave	Fabricare Chicago, Inc.
Or2018-232	33	3035 W Montrose Ave	Nonstop Locksmith, Inc.
Or2018-224	40	5348 N Clark St	Aligned Modern Health

Or2018-226	41	8750 W Bryn Mawr Ave	First Midwest Bank
Or2018-233	42	600 N Clark St	McDonalds USA, LLC
Or2018-234	42	600 N Clark St	McDonalds USA, LLC
Or2018-235	42	600 N Clark St	McDonalds USA, LLC
Or2018-236	42	600 N Clark St	McDonalds USA, LLC
Or2018-237	42	600 N Clark St	McDonalds USA, LLC
Or2018-238	42	600 N Clark St	McDonalds USA, LLC
Or2018-212	44	3439 N Halsted	Buck's Saloon D/B/A Replay
Or2018-223	44	2801 N Sheffield	Sheffield Diversey Commons

Fee Waiver

Or2018-242 (9th WARD) ORDINANCE REFERRED (5-25-18)

Fee Waiver for Historical Landmark 11439 S Champlain Ave