

Meeting Of The Committee on Zoning Landmark & Building Standards

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CITY CLERK

Wednesday, September 4, 2013 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 Reverse Numerical Order
According to Ward

NO. MA-160 (MAYORAL APPLICATION) ORDINANCE REFERRED (7-24-13)
DOCUMENT # O2013-5995

Amendment of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Code regarding transit-oriented development

NO. A-7913 (46th WARD) ORDINANCE REFERRED (6/5/13)
DOCUMENT # O2013-4202

Amendment of Section 17-3-503-E of the Municipal Code by modifying segments of North Broadway and North Racine Avenue as pedestrian streets

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-7931 (43rd WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5586

Common Address: 2201-13 North Halsted Street

Applicant: Alderman Michele Smith

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

NO. A-7930 (32nd WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5572

Common Address: 2238 West Palmer Street

Applicant: Alderman Scott Waguespack

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

NO. A-7929 (25th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5600

Common Address: 947 West Cullerton Street

Applicant: Alderman Danny Solis

Change Request: M1-2 Limited Manufacturing/ Business Park District to RS-1 Residential Single-Unit (Detached House)

NO. A-7917 (23rd WARD) ORDINANCE REFERRED (6/26/13)

DOCUMENT # O2013-5437

Common Address: 3400-58 West 63rd Street and 3401-57 West 63rd Street

Applicant: Alderman Michael Zalewski

Change Request: Institutional Planned Development No. 832 to Institutional Planned Development No. 832, as amended

NO. A-7927 (19th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5602

Common Address: 1706 West 95th Street

Applicant: Alderman Matt O'Shea

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

NO. A-7926 (11th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5599

Common Address: 622 West 37th Street

Applicant: Alderman James Balcer

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

NO. A-7925 (9th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5598

Common Address: 11113 South Michigan Avenue

Applicant: Alderman Anthony Beale

Change Request: B1-3 Neighborhood Shopping District to RS-2 Residential Single-Unit (Detached House)

NO. A-7924 (1st WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5596

Common Address: West Cortland Street and North Drake Avenue (Please see ordinance for the area bounded by)

Applicant: Alderman Joe Moreno

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

NO. 17785 (47th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5515

Common Address: 1632-36 West Belmont Ave

Applicant: David Somsy

Owner: Belmont I LLC

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: B1-3 Neighborhood Shopping District to C1-3 Neighborhood Commercial District

Purpose: To obtain a Packaged Goods License and establish a craft beer and wine store within the existing vacant retail space on the ground floor (760 SF); existing retail clothing store (760 SF) to remain; existing dwelling units above to remain; existing height - 4-story, no change.

NO. 17786-T1 (47th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5516

Common Address: 2206-2208 West Lawrence

Applicant: Oxford Lawrence LLC (John Livaditis)

Owner: Oxford Lawrence LLC (John Livaditis)

Attorney: Law Offices of Samuel VP Banks

Change Request: B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The now vacant property will be developed with a new four-story building containing one (1) retail unit and two (2) business live/work units at grade, and 21 dwelling unit above. The proposed building will be masonry in construction and 48'-8" in height. There will be 23 garage parking spaces located at the rear of the building.

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

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. 17782 (43rd WARD) ORDINANCE REFERRED (7/24/13)

DOCUMENT # O2013-5512

Common Address: 2417-2433 North Clark Street

Applicant: GMS Clark LLC (See application for list of LLC members)

Owner: GMS Clark LLC (See application for list of LLC members)

Attorney: Thomas Moore

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

Purpose: 2-story brick building with 44,491 sq. ft of retail shops and restaurant (4,270 sq ft) on the first floor with no designated parking, indoor parking behind the retail shops and on the second floor.

NO. 17787 (43rd WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5517

Common Address: 2219 N Fremont

Applicant: ATG Trust Company Land Trust No. TH00259

Owner: ATG Trust Company Land Trust No. TH00259

Attorney: Chico & Nunes

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

Purpose: The subject property was rezoned on September 12, 2012 in order to bring the existing enclosed terrace, located on the third

floor of the existing single family home, into compliance with the Chicago Zoning Ordinance in regards to floor area ratio (FAR) (existing FAR is 4,893 sq. ft.) and height (existing height is 41.8'). The Applicant has secured the proper building permit and pursuant to its agreement with the local community, filed the current zoning amendment application requesting that the subject property be amended to its original RT4 Residential Two-Flat, Townhouse & Multi-Unit District

NO. 17780 (42nd WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5510

Common Address: 200-214 North Michigan Avenue

Applicant: 200 North Michigan Holdings LLC (See application for list of LLC members)

Owner: 200 North Michigan Holdings LLC (See application for list of LLC members)

Attorney: Jack George of Schuyler, Roche & Crisham

Change Request: DX-16 Downtown Mixed-Use District to a Residential Business Planned Development

Purpose: Planned development of 45 story residential mixed use district

NO. 17776 (40th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5506

Common Address: 5700 North Ashland Avenue

Applicant: Edgewater Medical Center

Owner: Edgewater Medical Center

Attorney: Gregory Furda

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District and then to a Residential Business Planned Development

Purpose: The proposed conceptual project is a new 12-story, approximately 120 foot high residential building containing 214 dwelling units. 234 indoor parking spaces and approximately 14,000 square feet of 1st floor neighborhood retail space. An area of +/- 40,000 square feet immediately west of the building will be donated for a community park.

NO. 17777 (34th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5507

Common Address: 720 East 111th Street and other property within the boundaries of Business Residential Institutional Planned Development No 1167

Applicant: North Pullman 111th Inc. (See application for list of LLC members)

Owner: North Pullman 111th Inc. (See application for list of LLC members)

Attorney: DLA Piper (David Reifman & Mariah DiGrino)

Change Request: Business Residential Institutional Planned Development No 1167, to Business Residential Institutional Planned Development No 1167, as amended

Purpose: The Applicant seeks this amendment to allow construction of an industrial facility in Sub-Area C, consisting of approximately

150,000 square feet, with a rooftop greenhouse, wind turbine, and approximately 29 parking spaces, and to allow commercial and manufacturing uses in Sub-Area H, all as set forth in more detail in the accompanying application documents.

NO. 17783 (33rd WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5513

Common Address: 3000 North California

Applicant: Gre Dor, LLC (Dorel Ardelean)

Owner: Gre Dor, LLC (Dorel Ardelean)

Attorney: Paul Kolpak

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

Purpose: Three residential unit masonry dwelling building, with three outdoor parking spaces, the building height 45 Ft.

NO. 17788 (33rd WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5518

Common Address: 4632-40 North Kedzie Avenue

Applicant: Hassib Blan

Owner: Hassib Blan

Attorney: Gordon & Pikarski

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

Purpose: The Applicant will use the existing building as a dry cleaning establishment with an on site plant. No expansions of the existing building are proposed

NO. 17774-T1 (32nd WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5504

Common Address: 2723 North Maplewood Ave

Applicant: Baum Acquisitions (David and Douglas Baum)

Owner: Nick and Rachel Kraska

Attorney: Rolando Acosta

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-1 Neighborhood Mixed-Use District

Purpose: Existing building will demolished and the property will be developed with a surface parking lot containing 11 spaces to be used as non-required accessory parking.

NO. 17773 (27th and 2nd WARDS) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5503

Common Address: 201-315 West Oak Street and 200-314 West Walton Street (See application for full range of addresses for entire Planned Development 477)

Applicant: Turnstone Development Corporation and The Moody Bible Institute of Chicago

Owner: The Moody Bible Institute of Chicago

Attorney: Mara Georges of Daley and Georges

Change Request: Planned Development 477 to Planned Development 477, as amended

Purpose: A 7-story, 78' high, 106 dwelling unit senior residence building. No commercial space. 46 parking spaces.

NO. 17791-T1 (27th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5521

Common Address: 2553-55 West Washington Boulevard

Applicant: Mark Ordower

Owner: Mark Ordower

Attorney: Gordon & Pikarski

Change Request: M1-1 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: The subject site will be improved with an entirely residential building comprised of six units. The building will provide six parking spaces and comply with the requirements of the district regards to all bulk standards.

NO. 17779-T1 (25th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5509

Common Address: 1116-1132 West Adams Street

Applicant: CA IV LLC (See application for list of LLC members)

Owner: 1130 W Adams Holdings LLC

Attorney: Jessica Schramm of Thomas Coburn

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

Purpose: The applicant seeks to construct a 6-story residential building providing a total of 50 units with 81 on-site accessory parking spaces

NO. 17778 (22nd WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5508

Common Address: 3601 West 31st Street

Applicant: Monreal Investment Properties L.P. (Margaret, Annette, Robert, Manuel, Steve and Adam Monreal)

Owner: Monreal Investment Properties L.P. (Margaret, Annette, Robert, Manuel, Steve and Adam Monreal)

Attorney: Jessica Schramm/ Bernie Citron of Thomas Coburn

Change Request: Planned Development 1118 to C1-2 Neighborhood Commercial District

Purpose: Laundromat less than 15,000 sq.ft

NO. 17784-T1 (9th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5514

Common Address: 11139-41 South Michigan Avenue

Applicant: James P Farrey

Owner: Jewish Federation of Metropolitan Chicago

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: M1-1 Limited Manufacturing/ Business Park District to B1-3 Neighborhood Shopping District

Purpose: Retail sales; approximately 8,500 square feet; two story existing building, no change; no existing parking

NO. 17789-T1 (2nd WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5519

Common Address: 1630-1632 North Milwaukee Ave

Applicant: Chabad Living Room LLC (Rabbi Yosef Moscovitz)

Owner: Chabad Living Room LLC (Rabbi Yosef Moscovitz)

Attorney: Gary Wigoda

Change Request: B3-3 Community Shopping District and M1-2 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District

Purpose: Building will be used for commercial on the ground floor (approximately 3,800 square feet); religious assembly on the second floor; one dwelling unit on the third floor; two parking spaces; the height of building will not be changed from the existing 42 feet

NO. 17790-T1 (2nd WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5520

Common Address: 2024 West Concord Place

Applicant: 1633 North Milwaukee Avenue LLC (See application for list of LLC members)

Owner: 1633 North Milwaukee Avenue LLC (See application for list of LLC members)

Attorney: Andrew Scott

Change Request: M1-2 Limited Manufacturing/ Business Park District to RM4.5 Residential Multi-Unit District

Purpose: Applicant proposes a four-story (approximately 45 feet in height) residential building with three dwelling units and three off-street parking spaces

NO. 17792 (2nd WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5522

Common Address: 1149-1167 North State Street

Applicant: Elm State Property (See application for list of LLC members)

Owner: Division State Property and Elm State Property

Attorney: Ed Kus of Shefsky & Froelich

Change Request: DX-7 Downtown Mixed Use District to a Planned Development

Purpose: A new building will contain 40 dwelling units and 80 on-site accessory parking spaces with approximately 4,200 square feet of ground floor retail space. The proposed building will be approximately 335' tall. An existing 2-story commercial building at 1163-67 N. State will remain.

NO. 17775 (1st WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5505

Common Address: 1341-1345 West Ancona

Applicant: 1341 W Ancona, Inc (Irina Druk)

Owner: 1341 W Ancona, Inc (Irina Druk)

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 now vacant property will be divided and developed with two (2) new single family homes. The proposed homes will consist of frame and masonry construction. Each home will be 28'-10" in

height. Each home will provide two (2) garage parking spaces accessed at the front of each lot (both lots are landlocked with no alley access).