

SUMMARY OF A MEETING
Committee on Zoning, Landmarks & Building Standards
September 30, 2014
TO BE REPORTED OUT OCTOBER 8, 2014

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NO. A-7981 (50th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-106

Common Address: 6301-17 North Western
Applicant: Alderman Debra Silverstein
Change Request: C2-2 Motor Vehicle Related Commercial District and B3-2 Community Shopping District to RS-2 Residential Single-Unit (Detached House)

NO. A-8026 (27th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT # O2014-5918

Common Address: 2035-2059 West Washington Blvd.
Applicant: Alderman Walter Burnett
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-1 Community Shopping District

NO.18042-T1(47th WARD) ORDINANCE REFERRED (5-28-14)
DOCUMENT #O2014-4173

PASS AS AMENDED

Common Address: 1763 West Cullon Avenue, Chicago, IL
Applicant: Greymark Development Group, LLC (Chad Matesi, Tim Derry, Donovan Eckahardt)
Owner: John B. Pitts and Elizabeth Strauch
Attorney: Law Offices of Samuel VP Banks
Change Request: M1-2 Limited Manufacturing/Business Park District to RS3 Residential Single-Unit (Detached House) District
Purpose: Applicant seeks a zoning change to construct a new 2 story single family home with on-site parking for three vehicles at the rear of the lot. There will be no commercial space. The proposed building will be 27.96' in height.

NO. 17940 (42nd WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-832

PASS AS REVISED

Common Address: 360 N Michigan Ave and 83-87 East Wacker Drive
Applicant: AG-OCG 360 N Michigan LLC (See application for list of LLC members)
Owner: AG-OCG 360 N Michigan LLC (See application for list of LLC members)
Attorney: DLA Piper
Change Request: DX-16 Downtown Mixed Use District to a Planned Development
Purpose: To allow for rehabilitation and adaptive reuse of the existing 21-story building, including construction of a new 21-story building addition, with a mixed-use development including approximately 450 hotel rooms, ballroom, meeting and conference facilities, a restaurant and bar/lounge and approximately 28,000 square feet of retail space. The existing building is approximately 371 feet in height, and the new addition would be approximately 320 feet in height

NO. 17986-T1 (32nd WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2323

PASS AS AMENDED

Common Address: 2460-68 N Clybourn Ave

Applicant: Clybourn Ventures LLC (James Moller)

Owner: Clybourn Ventures LLC (James Moller)

Attorney: Rolando Acosta

Change Request: C1-2 Neighborhood Commercial District Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District Neighborhood Commercial District

Purpose: Two story building containing a total of 22,500 sq. ft. to be used for day-care, personal service, retail and office with 6 parking spaces and no loading berth.

NO.18061-T1 (32nd WARD) ORDINANCE REFERRED (5-28-14)
DOCUMENT #O2014-4192

PASS TYPE 1 AMENDED

Common Address: 1826 N. Wilmot

Applicant: Laura Krajecki and Darek Smolinski

Owner: Laura Krajecki and Darek Smolinski

Attorney: Law Offices of Samuel V.P. Banks

Change Request: M1-2 Limited Manufacturing/Business Park District to RM-4.5 Residential Multi-Unit District

Purpose: The existing three-story building located at the subject property will remain. The zoning amendment will allow the Applicants to convert the building so that it functions as a single family home. The Applicants are also proposing to construct a partial fourth floor addition and a rear addition to the existing building. After the additions are complete, the height of the building will be 43'. Two(2) garage parking spaces will serve the single family home

NO.18120 (32nd WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #O2014-5807

Common Address: 1317 W Wolfram

Applicant: Carolyn Withey and Bret Withey

Owner: Carolyn Withey and Bret Withey

Attorney: Thomas S. Moore

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

Purpose: Owner/applicant proposes to add a third story addition to add 2 bedrooms, 1 bathroom and a study to the existing single family residential dwelling with 2 parking spaces. Proposed square footage of build-out is 953.06. Finished building height with the proposed addition will be 36'6".

NO.18057(28th WARD) ORDINANCE REFERRED (5-28-14)
DOCUMENT #O2014- 4188

PASS AS REVISED

Common Address: 3512-3546 W. Fifth Avenue; 316-326 S. St . Louis Avenue.

Applicant: Harvest Homes Apartments, L . P., an Illinois limited partnership (See application for list of LLC members)

Owner: The People’s Community Development Association of Chicago

Attorney: Steven Friedland, Applegate & Thorne – Thomsen

Change Request: RM-5 Multi Unit District to a Residential Planned Development

Purpose: Applicant intends to develop four apartment buildings with 9 units in each building for a total of 36 units. 44 parking spaces will be provided. The building will each have a building height of approximately 34 feet.

NO.18111-T1 (11th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5798

PASS TYPE 1 AMENDED

Common Address: 2124 South Halsted Street

Applicant: 2124 South Halsted, LLC (Hans Heitmann)

Owner: 2124 South Halsted, LLC (Hans Heitmann)

Attorney: Law Office of Samuel VP Banks

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

Purpose: The applicant seeks a zoning change to permit a mixed-use redevelopment of the existing 3 story building of masonry construction. The building will contain a 1700 square foot ground floor commercial unit and two residential units above. There will on-site parking for two vehicles provided at the rear of the lot. There will be no change in the building bulk or scale, and the building height will remain at 35’-6”.

NO.18107 (4th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5794

PASS AS REVISED

Common Address: 3857 S Martin Luther King

Applicant: Pershing King Drive LLC, an Illinois Limited Liability company (See Application for list of LLC Members)

Owner: Chicago Housing Authority

Attorney: Elvin E. Charity, Charity& Associates, P.C

Change Request: RM-5 Multi Unit District to B3-3 Community Shopping District and then to a Business Planned Development

Purpose: Construction of an approximately 73,549 square foot full service grocery store with accessory on-site parking and construction on an adjacent outlet of a to be determined business/commercial use

NO.18052(2nd WARD) ORDINANCE REFERRED (5-28-14)
DOCUMENT #O2014-4183

PASS AS REVISED

Common Address: 1647-57 N. Milwaukee Avenue

Applicant: LG Development Group, LLC (Marc Lifshin, Brian Goldberg, Barry Howard)

Owner: Stammich Family Limited Partnership and EKG Investments, LLC

Attorney: Rolando Acosta

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District, then to a Planned Development

Purpose: Development of a five story, mixed-use building, consisting of thirty-six residential units, and 7400 square feet of retail space, with one loading berth and eleven parking spaces.

NO. 18024 (1st WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3304

PASS AS AMENDED AND REVISED

Common Address: 2201-31 N Milwaukee; 2142-58 N Talman

Applicant: PMG LS Investments, LLC (See application for list of LLC members)

Owner: Gibbons Construction LLC

Attorney: Scott Borestein

Change Request: C1-1 Neighborhood Commercial District to C1-5 Neighborhood Commercial District and then to a Residential Business Planned Development

Purpose: Applicant intends to develop a mixed use building with approximately 15,000 sq.ft. commercial space. 141 parking spaces. 144 bike spaces and 135 units in a 79 foot structure

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>
Or2014-436	2	324 S Racine Ave	All American Sign Co.
O2014-6822	4	1452 E 53 rd St	Integrity Sign Co. PASS AS AMENDED
Or2014-417	14	5460 S Archer Ave	Olympic Signs
Or2014-415	14	5460 S Archer Ave	Olympic Signs
Or2014-416	16	6057 S Western Ave	Sign Effects
Or2014-422	32	2112 N Ashland Ave	Doyle Signs Inc.
Or2014-419	41	11601 W Touhy Ave	J & S Electric Sign, Inc.
Or2014-418	41	11601 W Touhy Ave	J & S Electric Sign, Inc.

LANDMARK DESIGNATIONS

DOC# O2014-6775 (3rd WARD) ORDINANCE REFERRED (9/10/14)

Designation of the Wholesale Furniture Exposition Building at 1323 S Michigan as a Chicago Landmark

DOC# O2014-6774 (46th WARD) ORDINANCE REFERRED (9/10/14)

Designation of the Cairo Supper Club Building at 4015-4017 N Sheridan Rd as a Chicago Landmark

LANDMARK FEE WAIVERS

DOC# Or2014-458 (3rd WARD) ORDER REFERRED (9/10/14)

Waiver of Building Permit Fees for the property located at 1323 S Michigan Ave

DOC# Or2014-425 (9th WARD) ORDER REFERRED (9/10/14)

Waiver of Building Permit Fees for the property located at 11351 S Champlain Ave

DOC# Or2014-427 (9th WARD) ORDER REFERRED (9/10/14)

Waiver of Building Permit Fees for the property located at 11417 S Forrestville Ave

DOC# Or2014-437 (43rd WARD) ORDINANCE REFERRED (9/10/14)

Waiver of Building Permit fees for 1725 N Hudson Ave