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Meeting Of The Committee on Zoning Landmark & Building Standards

THURSDAY, MAY 22, 2014 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

MA-181 (MAYORAL APPLICATION) ORDINANCE REFERRED (4-2-14)
DOCUMENT #O2014-2421

Common Address: 1600-3700 W Bloomingdale Ave; 1820 N Spaulding; 1802 N Sawyer; 1801 N Sawyer; 1801-19 N Kimball Ave; 1817 N Kimball; 1805-11 N Albany Ave; 2439-43 W Moffat St; 1737-47 N Rockwell St; 1799-1813 N Milwaukee Ave; 1752 N Hoyne Ave; 1935-43 N Winchester Ave; 1752 N Hermitage Ave; 1715, 1717, 1723, 1729, 1731 N Marshfield Ave; 1826 N Ashland; 1759 N Milwaukee; 1801-1821 N Central Park

Applicant: Mayor Rahm Emanuel

Change Request: Please see Ordinance for Specific Zoning Changes

Purpose: The Ordinance is principally intended to support a new public elevated bike trail and park system. Where this Ordinance effects any residential homes or business uses it is done so to bring these uses into zoning compliance.

NO. TAD-516 (25th WARD) ORDINANCE REFERRED (4-24-14)
DOCUMENT # TBD

To amend Title 17 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *Permanent signs in B,C,M,DC, DX and DS Districts*

NO. A-7997 (47th WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT #O2014-2379

Common Address: The North Lincoln right of way in the area bounded by The South line of West Pensacola Ave to a line 362 feet north of the south line of West Montrose Ave

Applicant: Alderman Ameya Pawar

Change Request: To Remove the pedestrian retail street designation

NO. A-7992 (40th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT #O2014-1519

Common Address: 1750 W Peterson Ave

Applicant: Alderman Patrick O'Connor

Change Request: Residential Planned Development No. 105 to a T Transportation District AND Residential Planned Development No 105 to RM6 Residential Multi Unit District, AND RM6 Residential Multi Unit District to Residential Planned Development No. 105, as amended

NO. A-7996 (30th WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT #O2014-2436

Common Address: 2457-2658 N Central Ave

Applicant: Alderman Ariel Reboyras

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

NO. A-7995 (29th WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT #O2014-2435

Common Address: 6202-10 W North Ave

Applicant: Alderman Deborah Graham

Change Request: C1-1 Neighborhood Commercial District to B3-1 Community Shopping District

NO. A-7999 (25th WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT #O2014-2434

Common Address: 2100-2114 S Wentworth Ave

Applicant: Alderman Daniel Solis

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

NO. A-7998 (19th WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT #O2014-2433

Common Address: 3245-47 West 111th Street

Applicant: Alderman Matt O'Shea

Change Request: B3-1 Community Shopping District to B3-2 Community Shopping District

NO. 17988 (47th WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2325

Common Address: 4044 North Lincoln Ave

Applicant: 4044 Lincoln LLC (Carl Altbach and Daniel Scott)

Owner: 4044 Lincoln LLC (Carl Altbach and Daniel Scott)

Attorney: Law Offices of Samuel VP Banks

Change Request: B1-2 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

Purpose: The Applicant is seeking a zoning amendment in order construct a new four (4) story mixed-use building containing three (3) residential dwelling units and one (1) at grade commercial unit, with three on-site parking spaces provided at the rear of the lot. The building will contain 2,250 square feet of commercial space, with a total floor area of 9,000 square feet. The height of the proposed building is 45 feet 6 inches.

NO. 17989 (46th WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2326

Common Address: 4181-4189 North Clarendon Ave

Applicant: Healthy Kids Kitchen LLC (Kellie Glascott and Craig Rutherford)

Owner: Craig Rutherford

Attorney: Law Offices of Samuel VP Banks

Change Request: B1-2 Neighborhood Shopping District to B3-3 Community Shopping District

Purpose: Existing mixed use building containing 22 dwelling units and 4 commercial units. The applicant is seeking a zoning change to locate and establish a catering business within an existing vacant commercial unit in the building. The building is 25,839 square feet, including 5,475 square feet of commercial space, and rises to a height of 39 feet 6 inches. The building's height and square footage will remain the same after the rezoning. No on-site parking is currently provided and none is proposed

NO. 17977 (44th WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2314

Common Address: 3342 N Sheffield Ave

Applicant: Sheffield Construction (Marko Boldun)

Owner: Sheffield Construction (Marko Boldun)

Attorney: John George of Schuyler, Roche & Crisham

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: Applicant proposes construction of a 4-unit residential building with parking for 4 cars and a maximum height of 50 feet

NO. 17976 (42nd WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2313

Common Address: 141-171 W Superior Street; 712-720 N LaSalle St; 713-721 N Wells St

Applicant: Superior Park LLC (See application for list of LLC members)

Owner: Harrison Limited Partnership & Wells Superior LLC

Attorney: John George of Schuyler, Roche & Crisham

Change Request: DX-5 Downtown Mixed-Use District and DX-7 Downtown Mixed Use District to DX-7 Downtown Mixed Use District and then to a Residential Business Planned Development

Purpose: Mandatory Planned Development because of proposed number of residential dwelling units and proposed building height. Please see Planned Development Statements and Exhibits for details.

NO. 17980 (42nd WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2317

Common Address: 155 N Wacker Dr.

Applicant: JBC/ 155 Development LLC (See application for list of LLC members)

Owner: JBC/ 155 Development LLC (See application for list of LLC members)

Attorney: John George of Schuyler, Roche & Crisham

Change Request: Business Planned Development No 1060, as amended to Business Planned Development No 1060, as amended

Purpose: Applicant proposes this PD Amendment in order to restripe the existing parking garage, resulting in a reduction in the required parking spaces from 163 to 144

NO. 17981 (42nd WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2318

Common Address: 141-171 W Erie; 630-648 N LaSalle St; 140-170 W Ontario St.; 629-649 N Wells St.

Applicant: MAC West LLC (See application for list of LLC members)

Owner: 640 LaSalle LLC

Attorney: John George of Schuyler, Roche & Crisham

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

Purpose: Mandatory Planned Development because of proposed number of residential dwelling units and proposed building height. Please see Planned Development Statements and Exhibits for details.

NO. 17994 (41st WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2331

Common Address: 7133-7135 West Devon Ave

Applicant: Mario Martinez

Owner: Mario Martinez

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-1 Community Shopping District and RS-2 Residential Single-Unit (Detached House) to RS-2 Residential Single-Unit (Detached House)

Purpose: The Applicant is seeking a zoning amendment in order to construct a second story addition to an existing 1,040 square foot one-story single unit detached house with a two car detached garage. The existing 2 car frame construction garage will be demolished and replaced with a 2 car garage of masonry construction. The proposed building height after the 2nd story addition will be 24 feet.

NO. 18009 (41st WARD) ORDINANCE REFERRED (4-2-14)

DOCUMENT # O2014-2346

Common Address: 7130-32 W Highland Ave

Applicant: Bronislaw Mietus & Wladyslawa Mietus

Owner: Bronislaw Mietus & Wladyslawa Mietus

Attorney: Paul Kolpak

Change Request: B3-1 Community Shopping District and RS-2 Residential Single-Unit (Detached House) to RS-2 Residential Single-Unit (Detached House)

Purpose: To construct a 2 story approximately 2,800 sq. ft. single family home with a detached 2 car garage.

NO. 17992 (39th WARD) ORDINANCE REFERRED (4-2-14)

DOCUMENT # O2014-2329

Common Address: 6040-44 N Pulaski Road

Applicant: Windy City Habitat for Humanity Inc. & Habitat for Humanity of Northern Fox Valley (See application for list of LLC members)

Owner: 6044 N Pulaski LLC

Attorney: Paul Kolpak

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

Purpose: New tenant would like to operate a construction supply and building materials store with some on premise assembly and rear yard storage in the existing 1 story brick building with exterior parking, exterior to remain the same.

NO. 17987 (33rd WARD) ORDINANCE REFERRED (4-2-14)

DOCUMENT # O2014-2324

Common Address: 2709-2713 West Belmont Ave

Applicant: Belmont-Washtenaw LLC (See application for list of LLC members)

Owner: Belmont-Washtenaw LLC (See application for list of LLC members)

Attorney: Bernard Citron/ Jessica Schramm

Change Request: C1-5 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant proposes to construct two (2) 3 ½ -story buildings providing four (4) residential dwelling units with four (4) parking spaces located on the ground floor in each building; or alternatively to construct a 3 ½ -story building providing eight (8) residential dwelling units with eight (8) parking spaces located on the ground floor.

NO. 17996 (33rd WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2333

Common Address: 3809 North Kedzie Ave

Applicant: Jurijs Sipelskis

Owner: Jurijs Sipelskis

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: C1-1 Neighborhood Commercial District to C1-2 Neighborhood Commercial District

Purpose: To demolish the existing building and to build a new 4-story mixed-use building with commercial / retail on the ground floor (approximately 3,000 square feet) and 3 dwelling units on the upper floors; 3 parking spaces; 47' high.

NO. 17978-T1 (32nd WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2315

Common Address: 1853-1855 N Winnebago

Applicant: Winnebago Builders LLC (Dino Skeptar)

Owner: Winnebago Builders LLC (Dino Skeptar)

Attorney: John George of Schuyler, Roche & Crisham

Change Request: M1-1 Limited Manufacturing/ Business Park District to RM-5 Multi Unit District

Purpose: Applicant proposes construction of a 5-unit residential building with 5 parking spaces The maximum height will be 47 feet.

NO. 17979-T1 (32nd WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2316

Common Address: 1849-1851 N Winnebago

Applicant: 1851 North Winnebago LLC (Debbie Korompilas)

Owner: 1851 North Winnebago LLC (Debbie Korompilas)

Attorney: John George of Schuyler, Roche & Crisham

Change Request: M1-1 Limited Manufacturing/ Business Park District and RM4.5 Residential Multi-Unit District to RM-5 Multi Unit District

Purpose: Applicant proposes construction of a 5-unit residential building with 5 parking spaces. The maximum height will be 47 feet

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

Common Address: 2460-68 N Clybourn Ave

Applicant: Clybourn Ventures LLC (James Moller)

Owner: Clybourn Ventures LLC (James Moller)

Attorney: Rolando Acosta

Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-3 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. 17990-T1(32nd WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2327

Common Address: 1704 North Damen Ave

Applicant: 1704 N Dame, LLC (Don Glisovich)

Owner: 1704 N Dame, LLC (Don Glisovich)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The existing building will be razed. The property will then be redeveloped with a new, three-story, all commercial (retail) building (3,861 sq. ft.). The new building is intended to provide retail and incidental office space for a single tenant. The building will be of masonry, steel and glass construction and measure 39' in height

NO. 18003-T1 (32nd WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2340

Common Address: 1732 North Milwaukee Ave

Applicant: 1732 N Milwaukee Restaurant LLC (See application for list of LLC members)

Owner: Gino and Bernadette Battaglia

Attorney: Gary Wigoda

Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District

Purpose: There will be no change to the approximately 1,110 square foot commercial building except for renovation and remodeling. The building will be used by a single user for a restaurant with outdoor patio. There will be no residential

NO. 18001 (31st WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2338

Common Address: 4000-4180 West Diversey Ave; 4029-4153 West George

Applicant: 4K Diversey Partners LLC (See application for list of LLC members)

Owner: 4K Diversey Partners LLC (See application for list of LLC members)

Attorney: DLA Piper

Change Request: M1-1 Limited Manufacturing/ Business Park District to C2-2 Motor Vehicle Related Commercial District and then to a Planned Development

Purpose: The Applicant seeks approval of a Planned Development to allow for adaptive re-use of the structures on the property and activation of currently unused property. The proposed uses include approximately 1,000,000 square feet of industrial space, approximately 300,000 square feet of accessory parking, approximately 110,000 square feet of commercial space, and approximately 100,000 square feet of business live/work units (approx 82 units)

NO. 17974-T1 (27th WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2311

Common Address: 1217-1219 West Monroe St

Applicant: 1217 W Monroe LLC (Geoff Ruttenberg)

Owner: Riverwoods Holdings, LLC and 1217 W Monroe LLC

Attorney: Edward Kus

Change Request: B2-3 Neighborhood Mixed-Use District (Type 1) to B2-3 Neighborhood Mixed-Use District (Type 1), as amended

Purpose: The building will be used for three residential units with 1:1 parking. The building is existing and contains 17,640 square feet with no setbacks. The existing height of the building is approximately 52'-1".

NO. 17998 (27th WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2335

Common Address: 822-834 N Milwaukee Ave

Applicant: AP UF 830 N Milwaukee LLC

Owner: Yazoo City R/E Corp.

Attorney: Jesse Dodson

Change Request: C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District and then to a Residential Business Planned Development

Purpose: To allow for construction of a +/- 67-foot residential building containing up to 3.5 FAR, up to 45 dwelling units, accessory/ parking, commercial uses on the ground floor, and accessory and incidental uses. A Planned Development is mandatory because the Applicant seeks floor area and density allowances as a transit-oriented development.

NO. 17999 (27th WARD) ORDINANCE REFERRED (4-2-14)

DOCUMENT # O2014-2336

Common Address: 171-185 North Halsted Street; 729-741 W Lake St; 728-740 W Couch Place

Applicant: 171 Partners LLC (See application for list of LLC members)

Owner: 171 Partners LLC (See application for list of LLC members)

Attorney: DLA Piper

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

Purpose: The Applicant requests a rezoning of the subject property from the DX-7 Downtown Mixed-Use District to a Residential Business Planned Development, to allow an approximately 28-story residential building containing up to 11.15 FAR, 227 dwelling units, and 9,999 square feet of retail and accessory uses, as set forth in the enclosed project narrative and plans.

NO. 18008-T1 (27th WARD) ORDINANCE REFERRED (4-2-14)

DOCUMENT # O2014-2345

Common Address: 456 N Carpenter St

Applicant: 456 N Carpenter Series of the Longford Group LLC (Padraic Connolly)

Owner: 456 N Carpenter Series of the Longford Group LLC (Padraic Connolly)

Attorney: Thomas Moore

Change Request: M2-2 Light Industry District to RM5 Residential Multi-Unit District

Purpose: To construct a 4 story 5 residential dwelling unit building (47' high), with no commercial space and 5 parking spaces.

NO. 18012-T1 (27th WARD) ORDINANCE REFERRED (4-2-14)

DOCUMENT # O2014-2349

Common Address: 1243-1249 W Fulton Market and 225-235 N Elizabeth Street

Applicant: 1245 W Fulton LLC (See application for list of LLC members)

Owner: 1245 W Fulton LLC (See application for list of LLC members)

Attorney: Carol Stubblefield

Change Request: C3-3 Commercial, Manufacturing and Employment District to C3-3 Commercial, Manufacturing and Employment District

Purpose: There is no parking or loading on the site. As a result, this is a non-conforming development per Section 17-15-0400 of the Chicago Zoning Ordinance. The existing brick building has a one-story section that is approximately 6,899 SF and a two-story section that is approximately 5,828 SF Total gross area of the existing building is approximately 12,727 SF. The height is approximately 32'-8". After renovation, the Applicant will use the building for C3-3 permitted uses and no parking will be provided.

NO. 18013 (27th WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2350

Common Address: 2651 W Washington Blvd, 2633-2673 W Washington Blvd, 36-58 N Talman Ave,
2632-2672 W Warren Blvd and 35-55 N Washtenaw Ave

Applicant: Chicago Board of Education

Owner: Public Building Commission of Chicago

Attorney: Scott Borstein

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-2
Neighborhood Commercial District

Purpose: The Applicant intends to convert the existing school building on the property to
office space for CPS

NO. 17975-T1 (26th WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2312

Common Address: 1000 N Mozart

Applicant: Larson Bros. (Eric and Andrew Larson)

Owner: Larson Bros. (Eric and Andrew Larson)

Attorney: George Maurides

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District

Purpose: The building will be 100% residential after the store is converted to an
apartment. There will be 6 dwelling units, 1 existing off street parking spaces, 3
stories , 34 .5 ft

NO. 17985-T1 (26th WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2322

Common Address: 1757 N Kimball Ave

Applicant: C & R Real Estate Dev. LLC (Nick Corriero and Charlie Rizzo)

Owner: C & R Real Estate Dev. LLC (Nick Corriero and Charlie Rizzo)

Attorney: Law Offices of Samuel VP Banks

Change Request: M1-1 Limited Manufacturing/ Business Park District to C1-2 Neighborhood
Commercial District

Purpose: The applicant seeks a zoning amendment in order to allow additional commercial
uses not permitted in the M1 zoning district. The expansion of use is proposed for
the existing 49,080 square foot 1 and 2 story brick building with 29 on-site
parking spaces. The additional uses include general retail sales, restaurant over
4,00 square feet, food and beverage retail sales over 3,000 square feet, as well
as other uses not currently permitted. There are no changes proposed to the
building bulk or scale, and the building height will remain unchanged at 29 feet 4
inches. The 29 on-site parking spaces will also remain.

NO. 18000 (25th WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2337

Common Address: 1212-1236 W Madison St; 1-9 N Elizabeth St

Applicant: Chicago Title Land Trust Company Trust No. 8002360838 (See application for list of LLC members)

Owner: Chicago Title Land Trust Company Trust No. 8002360838 (See application for list of LLC members)

Attorney: Rich Klawiter

Change Request: C1-3 Neighborhood Commercial District and C2-3 Motor Vehicle Related Commercial District to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property to construct a 46-unit addition to an existing 59-unit building at 1222 West Madison. The Applicant seeks to combine the existing building and the vacant parcel, upon which the new addition will be constructed, into a single zoning lot for purposes of calculating minimum lot area per dwelling unit. The combined 5-story buildings will have a maximum of 105 dwelling units.

NO. 18010 (25th WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2347

Common Address: 2120 S Jefferson St.; 600-630 W Cermak

Applicant: Redmoon Theatre

Owner: Phillip Mumford

Attorney: Mara Georges of Daley & Georges

Change Request: C3-3 Commercial, Manufacturing and Employment District to a Business Planned Development

Purpose: The existing building (approximately 56,977 sf) will house a theater with occupancy up to 3,000 individuals, including eligibility for a public place of amusement license for a theater with 1,000+ capacity. 112 parking spaces will be provided.

NO. 18014 (21st WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2351

Common Address: 8522 S Lafayette Ave

Applicant: Fellowship Educational & Economic Development Corp.

Owner: Fellowship Educational & Economic Development Corp.

Attorney: Lavon Johns

Change Request: M2-2 Light Industry District to C3-2 Commercial, Manufacturing and Employment District and then to a Planned Development

Purpose: To create a multi-use location including a church facility, service oriented retail shops, restaurant, health care clinic and charter school

NO. 18011 (20th WARD) ORDINANCE REFERRED (4-2-14)

DOCUMENT # O2014-2348

Common Address: 6301-6321 S Stewart Ave, 6325-6329 S Stewart Ave, 307-319 W 63rd St, 327-361 W 63rd St, 6300-6316 S Harvard Ave, 6301-6315 S Harvard Ave, 6320-6332 S Harvard Ave, 6319-6333 S Harvard Ave, 6312-6356 S Yale Ave, 6400-6424 S Yale Ave, 244-344 W 64th St, 245-319 W 64th St and 6401-6425 S Harvard Ave

Applicant: St. Bernard Hospital

Owner: St. Bernard Hospital

Attorney: Carol Stubblefield

Change Request: B3-2 Community Shopping District to RM5 Residential Multi-Unit District; and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District; and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District

Purpose: Expand hospital campus for construction of new medical services building.

NO. 18007 (19th WARD) ORDINANCE REFERRED (4-2-14)

DOCUMENT # O2014-2344

Common Address: 10048 S Prospect Ave

Applicant: Erin Yanz

Owner: Erin Yanz

Attorney: Thomas Moore

Change Request: RS-1 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

Purpose: Bring existing 107 year old 2 ½ story residential frame building with a 2 car garage and no commercial space into compliance as a 2 dwelling unit to comply to the Zoning Code. The current Zoning does not allow two dwelling units.

NO. 17993-T1 (11th WARD) ORDINANCE REFERRED (4-2-14)

DOCUMENT # O2014-2330

Common Address: 2824-26 S Loomis Street

Applicant: Kasper Development Ltd. (Joseph Skiba)

Owner: Kasper Development Ltd. (Joseph Skiba)

Attorney: Paul Kolpak

Change Request: M1-2 Limited Manufacturing/ Business Park District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

Purpose: To split the existing 48 x 113 lot into two separate 24 x 113 lots in order to construct one single family residence and detached garage per 24 x 113 lot.

NO. 18004-T1 (11th WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2341

Common Address: 3224 South Throop Street

Applicant: Elliot Vieceli

Owner: John Styrzczula and Bernice Styrzczula

Attorney: Gary Wigoda

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

Purpose: Property will be used by converting the existing structure in to a single family residence; there will be two parking spaces, no commercial space and the height will not be changed from that which currently exists.

NO. 17991 (10th WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2328

Common Address: 4000 E 134th St

Applicant: Harbor Point Venture LLC

Owner: (See application for list of owners)

Attorney: Chico & Nunes

Change Request: Residential Business Planned Development No. 1121 and RS-2 Residential Single-Unit (Detached House) to Residential Planned Development No. 1121, as amended

Purpose: The zoning amendment is required in order to permit the expansion of the number of manufactured homes from the existing 190 manufactured homes to a maximum of 747 manufactured homes; b) bring the existing recreational vehicular use into compliance under the Chicago Zoning Ordinance; c) construct a clubhouse to serve the residents of the manufactured home community and d) provide substantial open space (44.88 acres).

NO. 18002 (4th WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2339

Common Address: 300-368 E 26th Street; 2500-2558 S Dr. Martin Luther King Jr Drive; 301-367 E 25th Street

Applicant: Mercy Hospital and Medical Center

Owner: (See application for list of owners)

Attorney: Mara Georges of Daley and Georges

Change Request: Residential Planned Development No. 986 to Residential Institutional Planned Development No. 986, as amended

Purpose: To allow vacant land and areas that are currently used as temporary parking lots (generally along and to the east of vacated South Prairie Avenue) to be used as a permanent parking lot serving Mercy Hospital. Realign private drive. Revise boundaries of Subareas 2 and 3. Approx 511 parking spaces

NO. 17982-T1 (2nd WARD) ORDINANCE REFERRED (4-2-14)

DOCUMENT # O2014-2319

Common Address: 2300 N Clybourn

Applicant: Devon Bank- Trustee; Arie Zweig

Owner: Devon Bank- Trustee; Arie Zweig

Attorney: Law Offices of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-3 Neighborhood Commercial District

Purpose: The existing one-story building/strip center (8,580 sq. ft.) shall remain and be expanded with the construction of a new two-story addition (6,840 sq. ft.). The newly expanded building/strip center will contain a total of 15,420 square feet of commercial, office and/or retail space and measure 24'-8" in height. The newly improved property will also provide on-site parking for 17 vehicles

NO. 17995-T1 (2nd WARD) ORDINANCE REFERRED (4-2-14)

DOCUMENT # O2014-2332

Common Address: 1665-1667 N Milwaukee Ave

Applicant: MRR 1665 N Milwaukee LLC (Lawrence Weiner and Gerald Nudo)

Owner: MRR 1665 N Milwaukee LLC (Lawrence Weiner and Gerald Nudo)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The existing three-story masonry building will remain. The reason for the zoning amendment is to allow the Applicant to permit a mixed-use conversion of the existing building. The project plans call for a partial fourth floor addition. The resulting building will contain a retail unit and six (6) interior/garage parking spaces at grade, with six (6) residential dwelling units above. The proposed height of the resulting building will be 48'-6." The footprint of the existing building will not change.

NO. 18006 (2nd WARD) ORDINANCE REFERRED (4-2-14)

DOCUMENT # O2014-2343

Common Address: 1510 W Division Street

Applicant: 1510 W Division St LLC (Steve and Susan Lipe)

Owner: Commonwealth Edison Company

Attorney: Thomas Moore

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

Purpose: Construct a mixed use 4 story building with 1 commercial unit, and 5 indoor and 3 outdoor parking spaces on the first floor; and 12 residential dwelling units on floors 2, 3 & 4 (4 units per floor). Total building height will be 55'.

NO. 17983 (1st WARD) ORDINANCE REFERRED (4-2-14)

DOCUMENT # O2014-2320

Common Address: 2736-46 W Armitage Ave; 2769-2779 W Francis Place

Applicant: Dylan Frederickson

Owner: 2657 Haddon LLC and Armitage Francis Condominium Association

Attorney: Law Offices of Samuel VP Banks

Change Request: B1-5 Neighborhood Shopping District to B3-5 Community Shopping District

Purpose: The Applicant is seeking a zoning amendment in order to permit the establishment of a veterinary clinic in the 2,621 square foot ground floor commercial unit in an existing 54,200 square foot mixed-use building. The commercial unit is located in a five-story steel frame with masonry veneer building containing 50 dwelling units. There is no proposed expansion of the existing building in terms of floor area, and the height will remain at 72 feet 3 inches. Proposed construction will be limited to the buildout of the existing commercial space. There are fifty-six (56) existing parking spaces on site, all of which will remain, and six of which will be deeded spaces for use by the commercial space / veterinary clinic

NO. 17984-T1 (1st WARD) ORDINANCE REFERRED (4-2-14)

DOCUMENT # O2014-2321

Common Address: 2350-2540 N Elston Ave and 2464-2498 N Leavitt Street

Applicant: M.K . Reality, Inc. (Marc Kahan)

Owner: Elston Development Joint Venture LLC

Attorney: Rolando Acosta

Change Request: M2-3 Light Industry District to C1-1 Neighborhood Commercial District

Purpose: One story retail strip center consisting of two buildings, 66 parking spaces and one loading berth. One of the two buildings will contain approximately 12,027 sq. ft. and be used for retail. The other building will contain approximately 3,474 sq. ft. and will be used for a restaurant with a drive-thru and a retail store.

NO. 17997-T1 (1st WARD) ORDINANCE REFERRED (4-2-14)

DOCUMENT # O2014-2334

Common Address: 1924 North California Ave

Applicant: IL Properties LLC (Irit and Izchak Levy)

Owner: IL Properties LLC (Irit and Izchak Levy)

Attorney: William J.P Banks of Schain, Burney, Banks & Kenny LTD

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The building will have 3 units with 3 parking spaces

NO. 18005-T1 (1st WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2342

Common Address: 500-504 N Paulina Street

Applicant: Shejal Patel

Owner: Michael and Lucia Grajewski

Attorney: Paul Kolpak

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

Purpose: 500-502 N. Paulina will be a 44 ft. wide lot by 100 ft., and will remain as a 2 dwelling unit with 1 store at grade. 504 N Paulina will be a 24 ft. wide lot by 100 ft., in order to construct a 3 story single family building. 35ft. with a detached 2 car garage.