

MEETING
OF THE
COMMITTEE ON ZONING
LANDMARK & BUILDING
STANDARDS

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TUESDAY, JUNE 26, 2018 AT 11:00 AM
COUNCIL CHAMBERS, 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 Numerical Order
According to Ward

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

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

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

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. 19658 (3rd WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4017

Common Address: 2222-30 S Michigan Ave

Applicant: Hudson Michigan LLC

Owner: Hudson Michigan LLC

Attorney: Graham Grady

Change Request: DS-3 Downtown Service District and DS-5 Downtown Service District to a DX-5 Downtown Mixed Use District and DX-5 Downtown Mixed Use District to a Residential Business Planned Development

Purpose: Renovation into a mixed-use facility with restaurants, bars, event spaces, co-working offices, a technology incubator, a health club, four dwelling units with zero off-street parking spaces The area of the building is 145,595 square feet. The height of the building is 66 feet, two inches

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

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

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

Common Address: 1652 E 79th St

Applicant: Tomasz Papciak

Owner: Tomasz Papciak

Attorney: Thomas Moore

Change Request: RS3 Single Unit (Detached House) District to B3-1 Community 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. 19684 (10th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4496

Common Address: 3203 E 100th St

Applicant: Reliable Asphalt Corporation

Owner: Century Docks LLC

Attorney: Amy Kurson

Change Request: PMD-6 to a Manufacturing Waterway Planned Development

Purpose: Class V recycling operation, reprocessable construction and demolition material recycling operation, cement redi-mix operation, storage silos, and open storage.

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

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

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

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

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: 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. 19666 (14th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4025

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

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

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

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

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

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

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. 19680 (25th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4363

Common Address: 1907-1909 S Blue Island Ave

Applicant: Ventus Blue Island LLC

Owner: FLG Corporation

Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz, Ltd

Change Request: C1-2 Neighborhood Commercial District to RM5.5 Residential Multi Unit District

Purpose: After rezoning, the building will contain 12 dwelling units with 1,580 sf of commercial space on the ground floor. 3 dwelling units will be government subsidized and require no parking. The building will remain the same height. There will be no changes to the exterior of the building. Applicant is seeking a variance to reduce 5 parking spaces to 0 parking spaces. The building is also a contributing property in a landmark district.

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

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. 19686 (25th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4455

Common Address: 101-213 W Roosevelt Road; 1200-1558 S Clark St

Applicant: Roosevelt/Clark Partners LLC

Owner: Roosevelt/Clark Partners LLC

Attorney: DLA Piper

Change Request: DS3 Downtown Service District to a DX-5 Downtown Mixed Use District and then to a Waterway Residential Business Planned Development

Purpose: To permit the approval of a multi-phase mixed use project consisting of a maximum 5.6 FAR, 10,000 dwelling units and commercial uses

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

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. 19659-T1 (27th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4018

Common Address: 1511 N Sedgwick St

Applicant: 1511 Sedgwick, LLC

Owner: 1511 Sedgwick, LLC

Attorney: Law Office of Mark J Kupiec

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

Purpose: To build a new 4 story, 7 dwelling unit residential building; no parking - Transit Served Location; approximately 570 square feet of commercial space; height: 50'-6"

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

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

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

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

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 #02018-3982

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

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

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. 19670 (37th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4169

Common Address: 600 N Lockwood Ave

Applicant: Bogdan Wasilewski

Owner: Bogdan Wasilewski

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 establish an additional dwelling unit within the existing residential building (basement) for a total of 3 dwelling units within the existing building; existing 2 car garage to continue; no commercial space; existing 2 story / within max height of 38 feet

NO. 19685-T1 (39th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4501

Common Address: 4801-4837 W Peterson Ave; 5955-63 N Caldwell Ave

Applicant: Klairmont Enterprises Inc.

Owner: Klairmont Enterprises Inc.

Attorney: DLA Piper

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

Purpose: The Applicant requests a rezoning of the subject property from the B3-1 Community Shopping District to the B3-2 Community Shopping District, to allow for the construction of a single-story ground floor addition containing 8,208 square feet to an existing commercial building.

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

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

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. 19663 (42nd WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4022

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

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

Common Address: 1246 W Bryn Mawr Ave

Applicant: Sivananda Yoga Vendanta Center of Chicago

Owner: Sivananda Yoga Vendanta Centere

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.