

Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
Meeting of January 20, 2016
Reported to City Council on February 10, 2016

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TAD-538 (14th & 20th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT # O2015-8241

Amendment of Municipal Code Section 17-9-0129 concerning **medical cannabis dispensing organizations and cultivation centers**

NO. A-8193 (33rd WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT # O2015-8546

Common Address: 3428-30 N Elston Ave
Applicant: Alderman Deborah Mell
Change Request: B3-2 Community Shopping District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8191 (35th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT # O2015-8074

Common Address: 2614-16 N Milwaukee Ave
Applicant: Alderman Carlos Ramirez-Rosa
Change Request: B3-3 Community Shopping District to B3-2 Community Shopping District

NO.18588-T1 (1ST WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #O2015-8473

Common Address: 1244 W Race Ave
Applicant: Scott Kramer
Owner: Scott Kramer
Attorney: Thomas Moore
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District
Purpose: In order to construct a new 3 story, one family residential dwelling unit building with an attached two car garage. The height of the building will be 44' - 9".

NO.18603-T1 (1ST WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #O2015-8488

Common Address: 1427 W Grand Ave/ 1426 W Ferdinand
Applicant: EZMB, LLC
Owner: Chicago Land Trust Company
Attorney: Daniel Lauer
Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District
Purpose: The applicant intends to construct a four story building, consisting of four (4) residential dwelling units with four (4) garage parking spaces. The footprint of the building shall be approximately 20 feet by 116 feet in size, and the building height shall be 47 feet 2 inches, as defined by city code.

NO.18602 (2nd WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8487

Common Address: 1331-41 W Fullerton Ave

Applicant: Thomas Karnezis

Owner: Thomas Karnezis

Attorney: Gordon & Pikarski

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

Purpose: The property will continue to be used as a commercial strip mall. The same number of parking spaces will continue being provided on site. The building will maintain its existing height and commercial square footage with no proposed increase of the existing floor area

NO.18598 (5th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8483

Common Address: 5436-38 South Harper Ave

Applicant: Jerome Ettinger

Owner: Jerome Ettinger

Attorney: Gordon & Pikarski

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

Purpose: The property will to be used as six residential dwelling units with no commercial space. No parking^ spaces will continue being provided on site. The building will maintain its existing height with no proposed increase-of-the existing floor area

NO.18595-T1 (11th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8480

Common Address: 816-36 W 38th Street/ 3755-3769 S Lituania Ave

Applicant: Lexington Place III, LLC

Owner: Lexington Place III, LLC

Attorney: Barry Ash

Change Request: M2-3 Light Industry District to RS3 Residential Single-Unit (Detached House) District

Purpose: To construct eight residential single family homes, each on a twenty-six (26') foot lot. Each home shall have a two car garage. There shall be no commercial space on the property. The height of each home shall be 27'-7 3/8

NO.18593 (12th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8478

Common Address: 1546-1558 W 35th Street; 3449-3459 S Ashland Ave

Applicant: Chicago Title and Trust Company

Owner: Chicago Title and Trust Company

Attorney: Mara Georges

Change Request: RS3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

Purpose: Commercial uses in an existing approximately 2,757 s.f. building. No dwelling units. Approximately 29 parking spaces.

NO.18591-T1 (19th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8476

PASS AS AMENDED
AND TYPE 1 PLANS AMENDED

Common Address: 3914-3936 West 111th Street/ 11041-11059 South Harding Ave
Applicant: 111th St. Storage LLC
Owner: PK Development LLC
Attorney: Law Office of Samuel VP Banks
Change Request: C1-1 Neighborhood Commercial District to C1-3 Neighborhood Commercial District
Purpose: The applicant proposes developing the site with a new two-story with basement building for use as a self-storage facility. The building will contain a total of 68,424 square feet. The building will be 26'-8" in height and will be masonry in construction. No parking spaces will be provided.

NO.18594-T1 (25th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8479

TYPE 1 PLANS AMENDED

Common Address: 2332-2344 S Princeton Ave; 301-307 W 23rd Pl
Applicant: Shi Tan Zheng
Owner: Shi Tan Zheng and Shi Cai Zheng
Attorney: Mara Georges
Change Request: RM-5 Multi Unit District to B2-5 Neighborhood Shopping District
Purpose: A new mixed-use building , approximately 45,000 sf , with approximately 12 office/business units , approximately 24 residential l units , approximately 27 parking spaces, and approximate height of 70'. Approximately 14,352 s f of office/business space.

NO.18589-T1 (32ND WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8474

Common Address: 2744 N Southport Ave
Applicant: Virage LLC
Owner: Square one ventures LLC-Southport Holdings
Attorney: Law Office of Mark Kupiec & Associates
Change Request: M2-2 Light Industry District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: To demolish the existing building and build a new 3 story, 3 dwelling unit residential building; 3 parking spaces: no commercial space: height: 37'-10" high

NO.18592-T1 (32ND WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8477

TYPE 1 PLANS AMENDED

Common Address: 2611 N Western; 2646 N Jones Street
Applicant: Red Cedar Partners LLC
Owner: Komar/ Goldstien Family Limited Partnership
Attorney: Law Office of Samuel VP Banks
Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-3 Neighborhood Commercial District
Purpose: Applicant proposes developing the site with a new 10,914 square foot, two-story day-care center with rooftop playground area. The building will be 44'-4" in height and will be masonry in construction. Eight (8) parking spaces will be provided to accommodate 23 staff members.

NO.18590 (46th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8475

Common Address: 1023 w Irving Park Road
Applicant: 1023 W Irving Park LLC
Owner: 1023 W Irving Park LLC
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RM-5 Multi Unit District to B2-3 Neighborhood Mixed-Use District
Purpose: To demolish the existing building and build a new 4 story, 5 dwelling unit residential building; 5 parking spaces: no commercial space: 4 story, height 50

NO.18600 (48th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8485

Common Address: 1465 W Balmoral Ave
Applicant: Shawn Joyce
Owner: Shawn Joyce
Attorney: Gordon & Pikarski
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District
Purpose: The property will continue to be used as two residential dwelling units with no commercial space. The Applicant proposes to operate a vacation rental on the second floor in the existing building. Two parking spaces will continue being provided on site. The building will maintain its existing height with no proposed expansion

NO.18586 (49th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8471

Common Address: 6805 North Greenview
Applicant: Greenview Building Corporation
Owner: Greenview Building Corporation
Attorney: Tyler Manic
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District
Purpose: to legalize the existing enclosed porches as living space. There will be no changes to the existing building