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# Summary of a Meeting Committee on Zoning, Landmarks & Building Standards, 2: 29 Meeting of July 24, 2014 To be reported out July 30, 2014 OFFICE OF THE & J CITY CLERK

### NO. MA-183 (MAYORAL APPLICATION) ORDINANCE REFERRED (5-28-14) DOCUMENT # 02014-4257

PASS AS AMENDED

To amend Titles 13, 15 and 17 of the Municipal Code of Chicago, by adding and deleting language in regards to Water Tanks

### <u>NO. TAD-519 (30<sup>TH</sup> WARD)</u> ORDINANCE REFERRED (5-28-14) DOCUMENT # 02014-4161

To amend Title 17-11 of the Municipal Code of Chicago, The Chicago Zoning Code, by adding and deleting language in regards to extending the date of compliance with landscape requirements for vehicular use areas

### NO. A-8013 (47<sup>th</sup> WARD) ORDINANCE REFERRED (5-28-14) DOCUMENT # 02014-4713

PASS AS AMENDED

Common Address:	2120-22 W Lawrence Ave
Applicant:	Alderman Ameya Pawar
Change Request:	B1-1 Neighborhood Shopping District to RS3 Residential Single-Unit (Detached House) District

### <u>NO. A-8011 (38<sup>th</sup> WARD) ORDINANCE REFERRED (5-28-14)</u> DOCUMENT # 02014-4705

Common Address:	3452-3610 N Harlem; 7207-7227 W Addison; 3601-3607 N Oconto; 3517-3535 N Harlem; 3612-3636 N Harlem
Applicant:	Alderman Timothy Cullerton
Change Request:	B2-3 Neighborhood Mixed-Use District and B3-2 Community Shopping District to B3-1 Community Shopping District

#### <u>NO. A-7994 (27<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)</u> DOCUMENT # 02014-2442

DOCOMILIAT # 02014-24	PASS AS REVISED	
Common Address:	West Hill Street; North Wells Street; West Oak Street; a parallel line 304.5 feet west of North Wells Street; a parallel line 370 feet north of West Oak Street; a parallel 543.61 feet west of North Wells Street; a parallel line 384.34 north of West Oak Street; a parallel line 496.46 feet west of North Wells Street; and West Hill Street ("Property")	
Applicant:	Alderman Walter Burnett	
Change Request:	Institutional Planned Development No. 670, to Institutional Planned Development No. 670, as amended	
<u>NO. A-8009 (25<sup>th</sup> WARD) ORDINANCE REFERRED (5-28-14)</u> DOCUMENT # O2014-4695		
Common Address:	2020 and 2100 South Clark Street	
Applicant:	Alderman Daniel Solis	
Change Request:	Business Planned Development No. 1100 to M1-3 Limited Manufacturing/ Business Park District	
<u>NO. A-8008 (23<sup>rd</sup> WARD) ORDINANCE REFERRED (5-28-14)</u> DOCUMENT # O2014-4692		
Common Address:	5173-75 S Archer	

Alderman Michael Zalewski

Applicant:

Change Request: B3-1 Community Shopping District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

### <u>NO. A-8007 (11<sup>th</sup> WARD) ORDINANCE REFERRED (5-28-14)</u> DOCUMENT # 02014-4690

 Common Address:
 923 W 35<sup>th</sup> St

 Applicant:
 Alderman James Balcer

 Change Request:
 RS-1 Residential Single-Unit (Detached House) to C2-2 Motor Vehicle Related Commercial District

### NO. A-8006 (1st WARD) ORDINANCE REFERRED (5-28-14) DOCUMENT # 02014-4686

PASS AS AMENDED

PASS AS REVISED

PASS AS AMENDED

Common Address:	1629-59 W Grand
Applicant:	Alderman Joe Moreno
Change Request:	C1-2 Neighborhood Commercial District and C2-1 Motor Vehicle Related Commercial District to B3-3 Community Shopping District

### <u>NO. 18029 (47<sup>th</sup> WARD) ORDINANCE REFERRED (4-30-14)</u> DOCUMENT # 02014-3309

**Common Address:** 3400-3408 N Lincoln Ave and 1702-1714 West Roscoe St. Applicant: Lincoln and Roscoe LLC (See application for list of LLC members) **Owner: KF Lakeview LLC** Attorney: Richard Klawiter- DLA Piper **Change Request:** B3-2 Community Shopping District to B3-3 Community Shopping District and then to a Residential **Business Planned Development** Purpose: The Applicant requests a rezoning of the subject property from B3-2 to B3-3 and then to Residential-Business Planned Development to allow for construction of a +/- 60-foot residential building containing up to 3.5 FAR, up to 36 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.18053 (44<sup>th</sup> WARD) ORDINANCE REFERRED (5-28-14) DOCUMENT #02014-4184

Common Address:	3717-19 North Ashland Ave., Chicago
Applicant:	Forte Royal Ltd. (Ross Babel)
Owner:	Forte Royal Ltd. (Ross Babel)
Attorney:	Law Office of Mark J. Kupiec & Assoc
Change Request:	C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District
Purpose:	To demolish the existing building and to build a new four-story 6 dwelling unit residential building; no commercial space; 6 parking spaces; height: 50'

# <u>NO.18060-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (5-28-14)</u> DOCUMENT #02014-4191

Common Address:	926-928 West George Street
Applicant:	Speedmo George, LLC (Speedwagon Property Management)
Owner:	Speedmo George, LLC (Speedwagon Property Management)
Attorney:	Law Offices of Samuel VP Banks
Change Request:	RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District
Purpose:	Applicant seeks a zoning change to allow the addition of seven dwelling units within the existing six dwelling unit building, for a total of 13 dwelling units. There are currently no on-site parking spaces and applicant proposes to provide a total of seven on-site parking spaces. There is no commercial space within the building, and none is proposed. The height of the building will remain unchanged at 39'-8'.

# NO.18034 (40<sup>th</sup> WARD) ORDINANCE REFERRED (5-28-14) DOCUMENT #02014-4165

Common Address:	2309 West Foster Avenue, Chicago, Illinois
Applicant:	Maurice Connolly
Owner:	North Community Bank, an Illinois Banking Corporation
Attorney:	Daniel G. Lauer
Change Request:	B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose:	Construction of a three story building with roof access, consisting of three(3) residential dwelling units with three (3) off street parking spaces. The footprint of the building shall be approximately 20 feet 5 inches by 84 feet in size and the building shall be 37 feet 8 inches high, as defined by City Zoning Code.

# NO.18056 (40<sup>th</sup> WARD) ORDINANCE REFERRED (5-28-14) DOCUMENT #02014-4187

Common Address:	6359-6379 North Ravenswood Avenue
Applicant:	Edgewater Storage, LLC (See application for list of LLC members)
Owner:	Edgewater Storage, LLC (See application for list of LLC members)
Attorney:	Law Offices of Samuel VP Banks
Change Request:	RS3 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District
Purpose:	Applicant seeks a zoning change to establish a non-required accessory parking lot with 26 parking spaces to serve the self-storage facility across Ravenswood Avenue to the west. There will be no dwelling units or commercial space located on the site. No building is proposed on the site so the height will remain at 0'.

# NO.18064 (40<sup>th</sup> WARD) ORDINANCE REFERRED (5-28-14) DOCUMENT #02014-4195

Common Address:	5145 North Western Avenue
Applicant:	William Kaepplinger
Owner:	William Kaepplinger
Attorney:	Law Office of Mark J. Kupiec & Assoc.
Change Request:	B3-2 Community Shopping District to B2-2 Neighborhood Mixed Use District
Purpose:	To building an accessory residential garage to a single family house located on the adjacent lot at 5149 North Western; if approved, the subject lots at 5145 and 5149 North Western will be combined into one zoning lot. 2 car, one story garage; no commercial place.

# <u>NO.18045 (37<sup>th</sup> WARD) ORDINANCE REFERRED (5-28-14)</u> DOCUMENT #02014-4176

Common Address:	400-420 N.Laramie Avenue; 5200-5214 W.Kinzie Street	
Applicant:	By The Hand Club For Kids, an Illiois not-for-profit Corporation	
Owner:	William Dunn	
Attorney:	DLA Piper LLP (US), Attn: Jesse Dodson	
Change Request:	C1-1 Neighborhood Commercial District to C1-2 Neighborhood Commercial District	
Purpose:	Redevelopment of the Subject Property located at 400-420 N.Laramie Avenue and 5200-5214 W.Kinzie Street. The Applicant seeks a zoning change to C1-2 to allow construction of a three-story school facility with a total building floor area of 53355 square feet. The building height will be 44'-0". There will be 22 off-street parking spaces and 1 loading berth.	
<u>NO.18069-T1 (36<sup>th</sup> WARD) ORDINANCE REFERRED (5-28-14)</u> DOCUMENT #O2014-4200		
Common Address:	6425 West Grand Avenue / 2316 North Narragansett Avenue, Chicago, Illinois	
Applicant:	City Lights Church	
Owner:	Chicago Title Land Trust Co., as Trustee Under Trust Dated 10/7/2009 and Known as Trust No.8002353862	
Attorney:	Richard C. Baker	
Change Request:	C1-1 Neighborhood Commercial District, B3-1 Community Shopping District, and M1-1 Limited Manufacturing/ Business Park District to B3-1 Community Shopping District	
Purpose:	The Applicant seeks to use this former banquet hall as its 224 seat church. It will have 28 parking spaces and no dwelling units. The approximate square footage of the building is 14240 and the Applicant intends to make no additions to the existing building. The height of the building is 26'9'' from lowest grade.	

# NO. 18035 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (5-28-14) DOCUMENT #02014-4166

Common Address:	3266 N.Elston Ave.
Applicant:	Helene Joyce Sax
Owner:	Helene Joyce Sax
Attorney:	Rolando Ascota
Change Request:	RS3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District
Purpose:	One story building to be used for dog training and boarding with a floor area for parking purposes not exceeding 1400 sq.ft. One parking space and no loading will be provided.

# NO.18049 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (5-28-14) DOCUMENT #02014-4180

Common Address:	1618-1620 North Bosworth Avenue
Applicant:	Greymark Development Group, LLC (Jonathon Eckhardt; Timothy Derry; and Chad Matesi)
Owner:	Greymark Development Group, LLC (Jonathon Eckhardt; Timothy Derry; and Chad Matesi)
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 seeks a zoning change to construct a new four-story, 7 dwelling unit building with on- site parking for 7 vehicles. The existing buildings on site will be razed. The proposed building will contain no commercial space, and will rise to a height of 45 feet 0 inches.

### <u>NO.18062 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (5-28-14)</u> DOCUMENT #02014-4193

Common Address:	2206-44 N.Elston Ave./2215-25 N. Honore St./ 1800 – 12 W. Webster Ave
Applicant:	2230 Elston, LLC (Warren Baker)
Owner:	2230 Elston, LLC (Warren Baker)
Attorney:	Rolando Acosta
Change Request:	C3-3 Commercial, Manufacturing and Employment District to M1-3 Limited Manufacturing/ Business Park District
Purpose:	Existing partial one-story, partial two-story building containing approximately 49000 sq.ft. used for office, personal service, food preparation/restaurant and retail with 17 parking spaces to remain with the expansion of the day-care use within the existing building to total of approximately 9000 sq.ft.
NO.18068 (29th WARD) ORDINANCE REFERRED (5-28-14)	

#### NO.18068 (29<sup>th</sup> WARD) ORDINANCE REFERRED (5-28-14) DOCUMENT #02014-4199

Common Address:	7169 West Grand Avenue, Chicago
Applicant:	Perfect Science, Inc. DBA P.S. Yoga (Gulia Huertas)
Owner:	Cira and Luigi Mollo
Attorney:	Law Office of Mark J. Kupiec & Assoc.
Change Request:	B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District
Purpose:	To add a Massage Establishment License to the existing yoga studio and retail sale of yoga equipment which will continue ; approximately 4600 SF; no existing parking; height: existing one story – no
	change proposed.

### <u>NO.18048-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (5-28-14)</u> DOCUMENT #02014-4179

PASS AS AMENDED

Common Address:	873 North Sedgwick Street/357 West Locust Street
Applicant:	873 Sedgwick LLC (See application for list of LLC members)
Owner:	The Catholic Bishop of Chicago
Attorney:	Chico & Nunes P.C c/o Sylvia C.Michas
Change Request:	RT4 Residential Two-Flat, Townhouse & Multi-Unit District to C2-5 Motor Vehicle-Related Commercial District
Purpose:	The existing church building will be demolished. The zoning amendment is required in order to permit the construction of a new 6-story residential building containing forty (40) dwelling units and on-site parking for forty-two (42) vehicles. The height of the proposed building is 74'-10".
NO.18070-T1 (27 <sup>th</sup> WARD) ORDINANCE REFERRED (5-28-14) DOCUMENT #02014-4201	

# DOCUMENT #02014-4201

to a height of 70'-0".

Common Address:	1018-1020 North Larrabee Street,
Applicant:	Larrabee Street Properties, LLC
Owner:	Larrabee Street Properties, LLC
Attorney:	Law Offices of Samuel VP Banks
Change Request:	C1-2 Neighborhood Commercial District to B2-5 Neighborhood Mixed-Use District
Purpose:	Applicant seeks a zoning amendment to allow for the construction of a new six story mixed use building containing 9 dwelling units and 1 ground floor commercial unit, with on-site parking for 9 vehicles. The proposed commercial space will be 1250 square feet, and the proposed building will rise

### NO.18055-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (5-28-14) DOCUMENT #02014-4186

Common Address:	3259 W Crystal Street
Applicant:	3FLTH III LLC (See application for list of LLC members)
Owner:	3FLTH III LLC (See application for list of LLC members)
Attorney:	Thomas S. Moore
Change Request:	RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District
Purpose:	To convert the existing commercial space on the first floor of an existing 3 story masonry building with basement to make a total of 6 residential dwelling units and 3 exterior parking spaces.

### NO.18063 (26th WARD) ORDINANCE REFERRED (5-28-14) DOCUMENT #02014-4194

Common Address:	520-522 North Claremont Avenue
Applicant:	Sukhmit Kalsi and Mohinder Kalsi
Owner:	Sukhmit Kalsi and Mohinder Kalsi
Attorney:	Law Offices of Samuel V.P. Banks
Change Request:	RS – 3 Residential Single Unit (Detached House) District and RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to RT- 4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose:	The Applicant is seeking to amend the zoning at the subject property in order to develop the lot at 520 North Claremont with a new, two-story, single family home. Today, the properties at 520 North
	Claremont and 522 North Claremont compromise one(1) zoning lot. The zoning amendment will allow the zoning lot to be divided. The proposed single family home at 520 North Claremont will be of masonry construction. It will be 24'-6" in height. There will be onsite parking for two(2) vehicles, for the new home, located at the rear of the lot. The existing 2-story (with basement) multi-unit residential building and 1 $\frac{1}{2}$ -story coach house at 522 North Claremont will remain.

# <u>NO.18041-T1(24<sup>th</sup> WARD) ORDINANCE REFERRED (5-28-14)</u> DOCUMENT #02014-4172

Common Address:	3535 W.Fillmore Street
Applicant:	Sunrise Baptist Church (Jimmie E Storey)
Owner:	Sunrise Baptist Church (Jimmie E Storey)
Attorney:	Panichi & Panichi P.C.
Change Request:	M1-2 Limited Manufacturing/ Business Park District to B1-1 Neighborhood Shopping District
Purpose:	The proposed use will be to provide 33 parking spaces to accommodate the patrons of Sunrise Baptist Church located across the street at 1101 S.Central Park.

# NO.18036-T1 (19<sup>th</sup> WARD) ORDINANCE REFERRED (5-28-14) DOCUMENT #02014-4167

Common Address:	1909 W 95 <sup>th</sup> Street
Applicant:	PPF SS 1909 West 95 <sup>th</sup> Street, LLC d/b/a Safeguard Self Storage
Owner:	Chicago Title Land Trust Company as Trustee UTA # 1096858
Attorney:	Thomas S.Moore
Change Request:	B1-1 Neighborhood Shopping District to B3-3 Community Shopping District
Purpose:	To build a 3 story with basement, 38' high building for a residential storage facility, with no parking.

# NO.18066-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (5-28-14) DOCUMENT #02014-4197

Common Address:	3000 S Shields Avenue
Applicant:	Kasper Development Ltd.
Owner:	Young Sun Kang & Yunwon Kang
Attorney:	Paul Kolpak
Change Request:	M1-2 Limited Manufacturing/ Business Park District to RM4.5 Residential Multi-Unit District
Purpose:	To construct 2-story 4 residential dwelling unit townhome building with total height of 29'-3" and four attached 2 car garages.

# <u>NO. 17995-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (4-2-14)</u> DOCUMENT # 02014-2332

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. 18016 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (4-30-14) DOCUMENT # 02014-3296

Common Address:	900 N Dewitt Place (240 E Delaware Place)
Applicant:	900 North Dewitt Place Development LLC (See application for list of LLC members)
Owner:	900 North Dewitt Place Development LLC (See application for list of LLC members)
Attorney:	Dean Maragos/ Robert Repel
Change Request:	DR-7 Downtown Residential District to DX-7 Downtown Mixed Use District
Purpose:	To provide corporate housing and daily short term housing. 82 units (80 utilized for corporate housing, one owner's unit, one resident manager's unit, 1,200 SF 1st floor commercial space. Applicant does not have any parking but, parking is available to the public at 8 locations within 1.5 blocks (1,562 spaces).

# NO. 18033 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5-28-14) DOCUMENT #02014-4164

Common Address:	1365-67 N.Milwaukee Ave
Applicant:	Cheesie's Wicker Park, LLC
Owner:	Chicago Title Lad Trust Co., Trust Number 110586-09
Attorney:	Axia Law, LLC – Patrick Wartan
Change Request:	B1-2 Neighborhood Shopping District to B3-2 Community Shopping District
Purpose:	property is currently zoned as BI-2, which prohibits Eating and Drinking Establishments from using outdoor patios that are located on the rooftop of a building. The Applicant is intending to open an Eating and Drinking Establishment within the parcel and wishes to apply for an outdoor patio license for the rooftop of the building.

### NO.18050 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5-28-14) DOCUMENT #02014-4181

Common Address:	1442-1446 North Western Avenue
Applicant:	1442 N.Western Avenue, LLC (Greg Hainault)
Owner:	1442 N.Western Avenue, LLC (Greg Hainault)
Attorney:	Law Offices of Samuel VP Banks
Change Request:	C2-2 Motor Vehicle-Related Commercial District to B2-3 Neighborhood Mixed-Use District
Purpose:	The applicant seeks a zoning change to allow for the construction of a new 4-story masonry building with basement, containing 8 dwelling units and on-site parking for 8 vehicles. Six of the dwelling units will contain 3 bedrooms, and the remaining 2 units will contain 2 bedrooms. The building will contain no commercial space. The proposed building height is 50'-6".

# NO.18054 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5-28-14) DOCUMENT #02014-4185

Common Address:	2551 West Haddon Avenue, Chicago
Applicant:	COSMOPOLITAN & T ATUT 31852 (Juan Juarbe)
Owner:	COSMOPOLITAN & T ATUT 31852 (Juan Juarbe)
Attorney:	Law Office of Mark J.Kupiec & Assoc
Change Request:	RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District
Purpose:	Three-story 2 dwelling unit residential building; no commercial; 2 parking spaces; height: existing three-story to remain, 30'.

# LARGE SIGNS OVER 100 FEET IN DIAMETER, 24 FEET ABOVE GRADE

Business ID Signs Doc#	Ward	Location	Permit Issued To
Or2014-290	3	5401 S Wentworth Ave	Neon Prism Electric Sign Co
Or2014-287	10	12600 S Torrence Ave	Doyle Signs Inc.
Or2014-285	10	3251 E 92 <sup>nd</sup> St.	Ad Deluxe Sign Co.
Or2014-286	10	9244 S South Chicago Ave	Modern Signs Inc.
Or2014-295	13	5500 S Pulaski Road	Corporate ID Solutions
Or2014-284	22	3960 W 26 <sup>th</sup> St.	Real Neon Inc.
Or2014-330	23	4850 S Cicero Ave	Sure Light Sign Co.
Or2014-329	25	150 W Roosevelt Rd	Olympic Signs LLC.
Or2014-299	40	6346 N Clark St.	Corporate ID Solutions
Or2014-303	42	302 E Illinois St.	Ad Deluxe Sign Com.
Or2014-302	42	302 E Illinois St.	Ad Deluxe Sign Com.
Or2014-301	42	230 E Ontario	Holland Design Group
Or2014-300	43	2121 N Clybourn Ave	Doyle Signs Inc.
Or2014-283	44	2900 N Lake Shore Dr.	Bob Hauptman
Or2014-332	46	4750 N Sheridan Rd	Billboards Inc.
Or2014-332	46	4750 N Sheridan Rd	Billboards Inc.
Or2014-333	46	4750 N Sheridan Rd	Billboards Inc.
Or2014-294	47	4800 N Ashland	Corporate ID Solutions

# **Off-Premise Signs**

Doc#	Ward	Location	Sign Company	
Or2014-298	27	1501 N Kingsbury St.	Project Outdoor LLC	
Or2014-296	27	912 W Chicago Ave	Project Outdoor LLC	

# **Demolitions**

DOC# Or2014-281 (43<sup>rd</sup> WARD) ORDER REFERRED (6-25-14) Demolition of historical landmark building at 1824 N Orleans