

Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
Meeting of October 10, 2013
To be reported to City Council October 16, 2013

MA-161 (Mayoral Application) ORDINANCE REFERRED (9-11-13)
DOCUMENT # A2013-94

To appoint Jose G Maldonado, Jr. as a commissioner of the Public Building Commission for a term effective immediately and expiring September 30, 2014, to complete the unexpired term of Juan Rangel who has resigned

2013 OCT 11 PM 3:27
OFFICE OF THE
CITY CLERK
RJD

MA-162 (Mayoral Application and 16th Ward) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6159

To amend Chapter 13-12 of the Municipal Code of Chicago, by adding and deleting language in regards to **vacant buildings**

NO. A-7935 (26th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6222

Common Address: 1653 N Central Park Avenue
Applicant: Alderman Roberto Maldonado
Change Request: RM-5 Multi Unit District to RS3 Residential Single-Unit (Detached House) District

NO. A-7943 (43rd WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6409

Common Address: 1906 North Halsted Street
Applicant: Alderman Michele Smith
Change Request: B1-1 Neighborhood Shopping District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-7944 (44th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6412

Common Address: 1224-1234 West School Street
Applicant: Alderman Thomas Tunney

Change Request: RT3.5 Residential Two-Flat Townhouse and Multi-Unit District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to POS-1 Neighborhood, Mini-and Play Lots Park District

NO. A-7945 (49th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6229

Common Address: 1569-1575 West Howard Street

Applicant: Alderman Joseph A Moore

Change Request: B3-3 Community Shopping District to B3-5 Community Shopping District and C1-2 Neighborhood Commercial District to B3-5 Community Shopping District

NO. 17799 (1st WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6070

Common Address: 1543 West Fry Street

Applicant: KKW, LLC Patrick Hourihane

Owner: KKW, LLC Patrick Hourihane

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The existing two-story single-family home will be razed. The proposed zoning amendment will allow the Applicant to redevelop the site with a new three-story (with basement), three (3) dwelling-unit, all residential building (approx. 5,004 sq. ft.). The proposed new building will contain one duplex unit (between the basement and 1st floor) and one simplex unit on, each, the 2nd and 3rd floors, respectively. The proposed new building will provide porches off the rear of each of the dwelling units (at the 1st 2nd and 3rd floors), as well as a communal rooftop deck. There will also be a detached, three-car garage, with rooftop deck, at the rear of the lot. The proposed building will be constructed to a height of 44'-10".

NO. 17813 (1st WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6085

Common Address: 1931-1933 North Monticello

Applicant: 1931 N Monticello Inc. (Laura Llamedo)

Owner: 1931 N Monticello Inc. (Laura Llamedo) and Chanena Tapia

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The Applicant is seeking to amend the zoning at the subject property in order to develop the lot at 1931 N. Monticello with a new single family home. Today, the properties at 1931 N. Monticello and 1933 N. Monticello comprise one (1) zoning lot. The zoning amendment will allow the zoning lot to be divided. The proposed single family home at 1931 N. Monticello will be of frame construction. It will be 20'-2" in height. A two car garage will be located at the rear of the lot to provide on-site parking for the new home. The existing 1st story home at 1933 N. Monticello will remain.

NO. 17819 (1st WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6091

Common Address: 1601-15 West Division Street/ 1148-56 North Ashland Ave

Applicant: 1601 W Division Street (See application for list of LLC members)

Owner: 1601 W Division Street (See application for list of LLC members)

Attorney: Rolando Acosta

Change Request: RM-6.5 Residential Multi-Unit District to B3-5 Community Shopping District

Purpose: Existing 12 story mixed-use building with 99 residential units, ground floor retail, including a bank drive-thru, second floor retail/office uses, 15 shared parking spaces and 1 loading berth to remain with the addition of adequate on-premises signage.

NO. 17821 (1st WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6093

Common Address: 2045 West North Avenue

Applicant: 2045 North Avenue LLC (See application for list of LLC members)

Owner: 2045 North Avenue LLC (See application for list of LLC members)

Attorney: Thomas Moore

Change Request: B3-2 Community Shopping District to C1-2 Neighborhood Commercial District

Purpose: 2 story brick building with existing office on the 2nd floor and new restaurant on the ground floor with no parking with a large kitchen that will not only cook for the restaurant at this location but will also cook separately foods to be brought to other restaurants operated by this same company

NO. 17827 (1st WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6099

Common Address: 2527 West Fullerton Ave

Applicant: EZMB LLC (Zdzislaw Banys)

Owner: EZMB LLC (Zdzislaw Banys)

Attorney: Daniel Lauer

Change Request: RM-5 Multi Unit 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 a total of three (3) car garage. The footprint of the building shall be approximately 19.5 feet by 61.5 feet in size and the building shall be 45 feet high, as defined by City Zoning Code.

NO. 17693 (1st WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1589

Common Address: 1540 North Milwaukee

Applicant: 1540 North Milwaukee Ave (See application for list of LLC members)

Owner: Mariusz Szpyrka

Attorney: Richard Kruse

Change Request: B3-2 Community Shopping District to C1-2 Neighborhood Commercial District

Purpose: Proposed use will be a Tavern with accessory food service on the ground floor of a four story building with dwelling units on the three upper floors

NO. 17742 (2nd WARD) ORDINANCE REFERRED (5/8/13)
DOCUMENT # O2013-3343

Common Address: 1300 North Dearborn Parkway

Applicant: 1300 Dearborn Parkway LLC (Donald Wilson Jr, Kenneth Brody)

Owner: 1300 Dearborn Parkway LLC (Donald Wilson Jr, Kenneth Brody)

Attorney: Ed Kus of Shefsky & Froelich

Change Request: RM-5 Multi Unit District to B3-5 Community Shopping District

Purpose: This Chicago Landmark building will be fully renovated and used for a furniture gallery (retail) and an accessory restaurant. The total square footage will be approximately 62,000 SF. The overall height will be 69 feet. There is no parking on-site.

NO. 17700 (3rd WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1596

PASS AS AMENDED AND REVISED

Common Address: 1313-1339 South Wabash Avenue

Applicant: 1333 S Wabash LLC

Owner: (See application for list of owners)

Attorney: Andrew Scott

Change Request: DX-7 Downtown Mixed Use District and Residential Business Planned Development No 1029 to Residential Business Planned Development No. 1029, as amended

Purpose: The applicant wishes to redevelop the vacant portion of the property for use as a 280-foot high residential building with 307 dwelling units. 200 off street parking spaces and two loading berths.

NO. 17812 (3rd WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6084

Common Address: 4609-39 South Wabash Avenue; 56-60 East 47th Street; 4616-4658 South Michigan Avenue , 53-61 East 46th Street

Applicant: Rosenwald Courts Apartments (See application for list of LLC members)

Owner: Rosenwald Courts Apartments (See application for list of LLC members)

Attorney: Elvin E Charity Esq.

Change Request: B3-3 Community Shopping District, B3-2 Community Shopping District and RM-5 Multi Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: Applicant proposes to rehabilitate the existing building located on the subject property into a mixed-use residential and commercial development containing approximately 239 residential units and 79,000 gross square feet of commercial/retail/office space.

NO. 17797 (6th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6068

Common Address: 442 East 87th Street

Applicant: Shiv 11, Inc (Dashrath Patel)

Owner: Shiv 11, Inc (Dashrath Patel)

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District

Purpose: The existing one-story building will be razed. The proposed zoning amendment will allow the Applicant to redevelop the site with a new one-story, restaurant (Dunkin Donuts/Baskin Robbins). building (2,000 sq. ft.), with an accessory drive-thru facility. The property will also provide on-site paved parking for thirteen (13) vehicles, to serve patrons and employees of the restaurant.

NO. 17805 (6th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6077

Common Address: 8000 South Dr. Martin Luther King Jr Drive

Applicant: Transportation Maintenance Inc. (Crystal Ann Abernathy)

Owner: Transportation Maintenance Inc. (Crystal Ann Abernathy)

Attorney: Gerald Scott McCarthy

Change Request: B3-2 Community Shopping District to C2-2 Motor Vehicle Related Commercial District

Purpose: Auto repair and body shop with 9 repair windows, 8 off street parking spaces on site, parking spaces to fulfill the off-street parking requirement to be located at 8001 S Dr. Martin Luther King Jr Drive, subject to ZBA approval of special use.

NO. 17806 (6th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6078

Common Address: 8001 South Dr. Martin Luther King Jr Drive

Applicant: Transportation Maintenance Inc. (Crystal Ann Abernathy)

Owner: Transportation Maintenance Inc. (Crystal Ann Abernathy)

Attorney: Gerald Scott McCarthy

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C2-2 Motor Vehicle Related Commercial District

Purpose: 1 story 2000 sq.ft. masonry office building and off street parking for up to 29 private passenger automobiles for fulfilling the requirement the garage at 8000 S Dr. Martin Luther King Jr. Drive

NO. 17810 (11th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6082

Common Address: 558-548 West 35th Street; 3459-3457 South Wallace Street

Applicant: Dugout Properties LLC (See application for list of LLC members)

Owner: Dugout Properties LLC (See application for list of LLC members)

Attorney: Mara Georges/ Richard Toth of Daley and Georges Ltd.

Change Request: RS3 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District

Purpose: A medical service business in the existing 1-story brick building containing approximately 3,700 s.f. Estimated 5 parking spaces.

NO. 17816 (13th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6088

Common Address: 4225 W 59th Street

Applicant: Jozef Sobczak and Anna Sobczak

Owner: Jozef Sobczak and Anna Sobczak

Attorney: Christopher Koczwarra

Change Request: B1-1 Neighborhood Shopping District to B2-2 Neighborhood Mixed Use District

Purpose: The building will consist of three units. The three units will be used as residential apartments, and there will be three parking spaces in the rear of the property.

NO. 17728 (22nd WARD) ORDINANCE REFERRED (5/8/13)
DOCUMENT # O2013-3327

PASS AS REVISED

Common Address: 5001-5025 West 47th Street; 4700-4710 S Lavergne, 4701-4711 S Lawler

Applicant: Perlmark Realty Corporation (James Perlman)

Owner: 5001-5021 W 47th Street LLC, 5009 W 47th Street LLC

Attorney: John George of Schuyler, Roche & Crisham

Change Request: B3-2 Community Shopping District and C2-2 Motor Vehicle Related Commercial District to B2-3 Neighborhood Mixed-Use District and then to a Residential Planned Development

Purpose: To allow for senior housing. Please see application for specifics.

NO. 17811-T1 (25th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6083

Common Address: 37 South Sangamon

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

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

Attorney: Law Offices of Samuel VP Banks

Change Request: DS3 Downtown Service District to DX-5 Downtown Mixed-Use District

Purpose: The existing two-story office and warehouse building will be razed. The subject property will then be redeveloped with three (3) new all residential buildings. Each of the proposed buildings will be of masonry construction. Two of the proposed buildings will be 77' in height and each will contain 10 dwelling units. The third proposed building will be 65' in height and contain 8 dwelling units. Each of the three buildings will provide onsite garage parking for 13 cars.

NO. 17793 (26th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6064

Common Address: 2030 North Keystone Avenue

Applicant: Francisco Hernandez

Owner: Francisco Hernandez

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The existing two-story building at the subject property is non-conforming. The Applicant is seeking a zoning amendment in order to permit three (3) dwelling units within the existing building. There will be no physical expansion of the existing building. One (1) surface parking space and two (2) garage parking spaces will be located at the rear of the subject lot and serve the three (3) dwelling units.

NO. 17809-T1 (26th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6081

Common Address: 628-32 North Rockwell Street
Applicant: Children's Land In Chicago Inc. (Oxana Anisinov)
Owner: Children's Land In Chicago Inc. (Oxana Anisinov)
Attorney: Law Offices of Samuel VP Banks
Change Request: M1-1 Limited Manufacturing/ Business Park District to RM4.5 Residential Multi-Unit District
Purpose: The existing two-story single-family residence and detached garage will be razed. The property will then be redeveloped with two (2), separate, three-story (with basement) single-family residences (2,252 sq. ft. each). There will be one building per each zoning lot. Each proposed building will have an attached (rear), one-story, two-car garage, with rooftop deck. The building will be of brick, glass and aluminum construction and measure 37'-10" (approx.) in height.

NO. 17814-T1 (26th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6086

Common Address: 1358 North Artesian
Applicant: 3FLTH I LLC Holdings I (Michael Obloy, Andrew Friestedt, and Alan Lev)
Owner: 3FLTH I LLC Holdings I (Michael Obloy, Andrew Friestedt, and Alan Lev)
Attorney: Fred Agustin of Pedersen & Houpt
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District
Purpose: Existing structure will remain and it currently contains a vacant commercial space and 5 dwelling units. The commercial space will be converted to a dwelling unit in order to have a residential building containing a total 6 dwelling units. Three (3) existing parking spaces located at the rear.

NO. 17791-T1 (27th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5521

PASS AS TYPE 1 AMENDED

Common Address: 2553-55 West Washington Boulevard
Applicant: Mark Ordower
Owner: Mark Ordower
Attorney: Gordon & Pikarski

Change Request: M1-1 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: The subject site will be improved with an entirely residential building comprised of six units. The building will provide six parking spaces and comply with the requirements of the district regards to all bulk standards.

NO. 17794 (27th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6065

Common Address: 1342 West Randolph Street

Applicant: RSA – Randolph LLC (Karl F Shea and William Michels)

Owner: RSA – Randolph LLC (Karl F Shea and William Michels)

Attorney: Law Offices of Samuel VP Banks

Change Request: C1-3 Neighborhood Commercial District to C1-5 Neighborhood Commercial District

Purpose: The existing (partially-constructed) six-story building, with only 5 (out of the 6) floors currently constructed, will remain and construction, with regard thereto, will be completed. During the completion of construction, the Applicant intends to erect a 7th floor (approx. 3,682 sq. ft.). The 1st floor of the proposed seven-story building will contain one commercial unit (1,920 sq. ft.) and a residential (accessory) parking garage (5,959 sq. ft), with on-site parking for twenty-three (23) vehicles. The proposed seven-story building will contain a total of twenty-three (23) dwelling units between the 2nd through 7th floors. The 2nd through 6th floors will contain four (4) dwelling units, each. The proposed 7th floor will contain three "penthouse" dwelling units. The proposed seven-story building will measure 74 '-11 " in height.

NO. 17795 (27th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6066

Common Address: 948-54 West Fulton (Market) Street

Applicant: MF Partners JV, LLC (James Geier)

Owner: MF Partners JV, LLC (James Geier)

Attorney: Law Offices of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to C3-2 Commercial, Manufacturing and Employment District

Purpose: The existing two-story building shall remain, unchanged, except for certain interior renovations. The only proposed new construction involves the expansion and conversion of the existing third-floor "mechanical dormer" into a habitable "sunroom" (1,090 sq. ft.) and the build-out of an outdoor deck within the remaining rooftop space (3.434 sq. ft.). The proposed sunroom and outdoor deck will be available for use by the building's office and retail tenants. The height will be 41'8" (approx.).

NO. 17822-T1 (27th WARD) ORDINANCE REFERRED (9-11-13)

DOCUMENT # O2013-6094

Common Address: 453-457 N Aberdeen Street

Applicant: VCP Funding III, LLC Series VCP 1057 Grand (John Pagone and Erik Hubbard)

Owner: VCP Funding III, LLC Series VCP 1057 Grand (John Pagone and Erik Hubbard)

Attorney: Thomas Moore

Change Request: M2-2 Light Industry District to RM-5 Multi Unit District

Purpose: To erect a 4 story 8 residential dwelling unit building with no commercial space and 8 outdoor parking spaces, with a total height of 46.0'

NO. 17768 (30th WARD) ORDINANCE REFERRED (6/26/13)

DOCUMENT # O2013-4957

PASS AS REVISED

Common Address: 4540 West Belmont Avenue

Applicant: Intrinsic Schools

Owner: Shannon Holdings Company

Attorney: Graham Grady

Change Request: M1-1 Limited Manufacturing/ Business Park District to B1-1 Neighborhood Shopping District and then to a Institutional Planned Development

Purpose: The proposed use is a charter school. Some existing buildings will be reused for classrooms. A new administrative building will be constructed. There will be 27 parking spaces on site. The height of the tallest building is 40'. There are no residential units or commercial space.

NO. 17589 (32nd WARD) ORDINANCE REFERRED (10-3-12)

DOCUMENT # O2012-6545

Common Address: 2737 West Diversey/ 2756-58 North Fairfield
Applicant: 2737 W Diversey Limited Partnership (Theodore Wynn and Josef Matuschka)
Owner: 2737 W Diversey Limited Partnership (Theodore Wynn and Josef Matuschka)
Attorney: Patrick Thompson
Change Request: RS3 Residential Single-Unit (Detached House) District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-1 Neighborhood Commercial District
Purpose: Owner intends to lease the building to a tenant who will occupy the property as a single tenant office and storage facility. The property will have no dwelling units and no on-site parking. Approximate sq footage of commercial space: 6, 293

NO. 17788 (33rd WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5518

Common Address: 4632-40 North Kedzie Avenue
Applicant: Hassib Blan
Owner: Hassib Blan
Attorney: Gordon & Pikarski
Change Request: B3-2 Community Shopping District to C1-2 Neighborhood Commercial District
Purpose: The Applicant will use the existing building as a dry cleaning establishment with an on site plant. No expansions of the existing building are proposed

NO. 17629 (35th WARD) ORDINANCE REFERRED (12-12-12)
DOCUMENT # O2012-8193

PASS AS REVISED

Common Address: 3443-3535 West Addison Street
Applicant: Kmart Corporation (See application for list of LLC members)
Owner: Kmart Corporation (See application for list of LLC members)
Attorney: Jason Toon/ Greenberg Traurig LLP and Katriina McGuire of Schain, Burney, Banks & Kenny Ltd.
Change Request: Business Planned Development No 534 to Business Planned Development No. 534, as amended
Purpose: Existing 114,071 sq.ft. Kmart retail store will remain. An approximately 7,659 sq.ft ; 22 foot tall Olive Garden restaurant will be constructed. 385 parking spaces will be provided on-site.

NO. 17803 (35th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6074

WITHDRAWN

Common Address: 3630 North Kimball Ave
Applicant: Yuval Degani
Owner: Yuval Degani
Attorney: Gordan & Pikarski
Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District
Purpose: The subject property will be used for three residential units. Three parking spaces will be provided. No commercial space is proposed. The project will maintain the existing building height

NO. 17804 (44th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6076

Common Address: 2938-48 North Halsted Street
Applicant: Shepard Real Estate Subsidiary LLC-2938-48 N Halsted St. Series (Thomas Gibbons)
Owner: Shepard Real Estate Subsidiary LLC-2938-48 N Halsted St. Series (Thomas Gibbons)
Attorney: Thomas Moore
Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: To erect a 4 ½ story 25 unit residential apartment multi-unit building with 11 interior parking spaces on the 1st floor. 14 parking spaces in the rear of the lot, with a total height of 58'. and no commercial space.

NO. 17831-T1 (44th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6103

TYPE 1 AMENDED

Common Address: 3607-09 North Lakewood
Applicant: 3607 N Lakewood LLC (See application for list of LLC members)
Owner: 3607 N Lakewood LLC (See application for list of LLC members)
Attorney: Jessica Schramm of Thomas Coburn
Change Request: RT3.5 Residential Two-Flat Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District
Purpose: The Applicant proposes to renovate the existing, 3-story building providing a total of six (6) residential units. (1) commercial unit on the ground floor, and four (4) surface parking spaces. No change is proposed to the envelope of the building.

NO. 17527 (47TH WARD) ORDINANCE REFERRED (6/27/12)
DOCUMENT # O2012-4418

Common Address: 1819-1825 W Newport
Applicant: 1825 Newport LLC (John Sears)
Owner: 1825 Newport LLC (John Sears)
Attorney: Endy Zemenides
Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-2 Neighborhood Mixed Use District
Purpose: The existing two story former manufacturing building shall be remodeled to accommodate an approximately 8,500 square foot day care facility (on the first floor) with the ability to expand into the existing second floor to include accessory space for day

NO. 17743 (47th WARD) ORDINANCE REFERRED (5/8/13)

DOCUMENT # O2013-3344

PASS AS AMENDED AND REVISED

Common Address: 3636-3714 North Talman Avenue
Applicant: Chicago Near North Soccer LLC (See application for list of LLC members)
Owner: (See application for list of owners)
Attorney: Mara Georges of Daley and Georges
Change Request: M2-2 Light Industry District to C1-2 Neighborhood Commercial District and then to a Waterway Neighborhood Commercial Planned Development
Purpose: The Planned Development will allow for an indoor/outdoor sports and recreation soccer facility, training center, fitness center and restaurant, with 67 on-site parking spaces. Approx. 122,000 sq.ft.

NO. 17800-T1 (47th WARD) ORDINANCE REFERRED (9-11-13)

DOCUMENT # O2013-6071

PASS AS AMENDED

Common Address: 1804 West Newport Avenue/ 3434 North Ravenswood Avenue
Applicant: Chicago Title and Land Trust No 8002361164
Owner: Chicago Title and Land Trust No 8002361164
Attorney: Law Offices of Samuel VP Banks
Change Request: M1-2 Limited Manufacturing/ Business Park District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District
Purpose: The existing one-story (with basement) building; (6,107 sq. ft.) will remain and be converted into a single-family residence. The only proposed "new" construction at the site will involve some minor exterior rehabilitation and a complete interior renovation (build-out) of the existing building. The Applicant

will not be constructing or erecting any new additions to the building. The existing bulk conditions shall remain, unchanged. The converted single-family residence will contain five(5) bedrooms and four (4) bathrooms. It will also contain an attached three-car garage, at the north end of the building. In addition, there will be three (3) open-air courtyards located within the interior of the building. The building will remain of masonry construction and remain 16'-9" (approx.) in height.

NO. 17815 (47th WARD) ORDINANCE REFERRED (9-11-13)

DOCUMENT # O2013-6087

Common Address: 1420-24 West Winnemac & 1426-28 W Winnemac Avenue

Applicant: William Bates Trust (Thomas Romano)

Owner: William Bates Trust (Thomas Romano)

Attorney: Thomas S Moore

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District

Purpose: Two existing 3 story brick buildings with 2 residential apartments per floor totaling 6 units in each building, adding 2 affordable residential dwelling apartment units to the basement of each building totaling 8 residential apartment dwelling units in each building

NO. 17798 (48th WARD) ORDINANCE REFERRED (9-11-13)

DOCUMENT # O2013-6069

Common Address: 5352 N Broadway

Applicant: 5352 N. Broadway LLC (John Kelliher, Jon Zindel, Karl Brewer and Tom Rolfes)

Owner: 5352 N. Broadway LLC (John Kelliher, Jon Zindel, Karl Brewer and Tom Rolfes)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The purpose of the zoning change is to establish a business use (restaurant) at the site. The existing one-story, commercial, building will remain. The Applicant will then construct a new (partial) second-floor addition (1,064.5 sq. ft.), with private outdoor patio, at the west end of the existing building. The Applicant will also be constructing a rooftop deck (1,328.7 sq. ft.), at the east end of the existing building. The proposed second-floor addition will contain a two-bedroom apartment (dwelling unit), with private outdoor patio (200 sq. ft.). The proposed rooftop deck will provide a full-service bar and additional seating for the restaurant.

NO. 17828 (50th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6100

Common Address: 2247 West Estes Ave

Applicant: Keith M Wood and Chun-Chen Huang

Owner: Keith M Wood and Chun-Chen Huang

Attorney: Christopher Koczvara

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

Purpose: To allow a third dwelling unit, a garden unit, at the residence

LARGE SIGNS OVER 100 SQUARE FEET OR 24 FEET ABOVE GRADE

Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
Or2013-541	2	850 N Lake Shore Dr	Liberty Flags, Banners, Flagpoles Inc.
Or2013-508	3	2310 S Indiana	Van Bruggen Signs
O2013-6197	4	3445 S Dr. Martin Luther King Jr	Midwest Sign & Lighting
O2013-6198	4	3445 S Dr. Martin Luther King Jr	Midwest Sign & Lighting
O2013-6192	4	3445 S Dr. Martin Luther King Jr	Midwest Sign & Lighting
O2013-6187	4	3445 S Dr. Martin Luther King Jr	Midwest Sign & Lighting
Or2013-532	10	3251 E 92 nd St	Ad Deluxe Sign Co.
Or2013-509	14	4540 W 51 st Street	Signco
Or2013-512	24	2100 S Kilbourn Ave	Green Way Recycling
Or2013-527	25	2217 S Wentworth	First Ad-Comm Inc.
Or2013-507	30	4052 W Grand Ave	Midwest Sign & Lighting
Or2013-547	42	750 N Rush St	JJ Sign Solutions
Or2013-548	42	550 W Adams St	White Way Sign
Or2013-510	43	550 W Webster	Liberty Flags, Banners, Flagpoles Inc.
Or2013-511	43	558 W Webster	Liberty Flags, Banners, Flagpoles Inc.

Substituted Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
O2013-6141	14	4500 W Ann Lurie Place	View Outdoor Advertising PASS AS AMENDED
Or2013-522	32	2600 N Clybourn Ave	Doyle Signs Inc. PASS AS AMENDED
Or2013-523	32	2233 W Division Street	Poblocki Sign Co. PASS AS AMENDED
O2013-6116	40	5320 N Clark St	M-K Signs PASS AS AMENDED

Direct Introduction Off-Premise Advertising Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
OR2013-593	25	1620 S Canal	View Chicago LLC

FEE WAIVERS FOR HISTORICAL LANDMARK DESIGNATIONS

DOC# Or2013-524 (4th WARD) ORDER REFERRED (9-11-13)

Waiver of Building Permit Fees for the property located at 3142 S Giles