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# Meeting Of The Committee on Zoning Landmark & Building Standards

**TUESDAY, February 23, 2016 AT 10:00 AM**  
**COUNCIL CHAMBERS, 2<sup>nd</sup> 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 Numerical Order  
According to Ward

**NO. A-8197 (1<sup>st</sup> WARD) ORDINANCE REFERRED (1-13-16)**  
**DOCUMENT # TBD**

**Common Address:** 1650-1668 W Division

**Applicant:** Alderman Joe Moreno

**Change Request:** B3-5 Community Shopping District to B3-2 Community Shopping District

**NO. A-8194 (15<sup>th</sup> WARD) ORDINANCE REFERRED (1-13-16)**  
**DOCUMENT # O2016-94**

**Common Address:** 6100-6128 S Winchester Ave

**Applicant:** Alderman Toni Foulkes

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

**NO. A-8195 (17<sup>th</sup> WARD) ORDINANCE REFERRED (1-13-16)**  
**DOCUMENT # O2016-127**

**Common Address:** 2601-59 West Marquette Road; 6701-59 S Washtenaw Ave; 2600-60 West 68<sup>th</sup> Street; 6700-60 S Rockwell St

**Applicant:** Alderman David Moore

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

**NO. A-8196 (21<sup>st</sup> WARD) ORDINANCE REFERRED (1-13-15)**  
**DOCUMENT # O2016-**

**Common Address:** 8902-8956 S Loomis

**Applicant:** Alderman Howard Brookins

**Change Request:** B3-1 Community Shopping District to B2-1.5 Neighborhood Mixed-Use District

**NO.18615 (1<sup>st</sup> WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #O2016-48**

**Common Address:** 1532 W. Chicago Ave

**Applicant:** 1532 Chicago LLC

**Owner:** 1532 Chicago LLC

**Attorney:** Meg George, Neal and Leroy, LLC

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

**Purpose:** Applicant intends to develop the existing building into an 8 dwelling unit building with parking spaces. The existing 2,500 SF of existing first floor retail space will remain.

**NO.18616 (1<sup>st</sup> WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-49**

**Common Address:** 1243 West Ohio Street

**Applicant:** 1243 W. Ohio, LLC

**Owner:** JGS Ohio LLC

**Attorney:** Law Offices of Samuel of V.P. Banks

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

**Purpose:** The Applicant is seeking to raze the existing two-and-half-story building and to redevelop the site with a new four-story (with basement) residential building, containing two (2) dwelling units, with a detached two-car garage, at the rear. The new proposed building will be masonry in construction and measure 36'-5" in height.

**NO.18623 T1 (1<sup>st</sup>-- WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-56**

**Common Address:** 1458 West Ohio St

**Applicant:** J.E.N. 1458 West Ohio LLC

**Owner:** Patricio Almendarez

**Attorney:** Louis Weinstock

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

**Purpose:** Construct a four story, 5,355 sf, 44'-8.5" high, three dwelling unit residence with three parking spaces at rear, and no commercial space.

**NO.18627 T1 (1<sup>st</sup>-- WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-60**

**Common Address:** 2633 West Armitage Ave

**Applicant:** Urban Real Estate Partners Three LLC

**Owner:** Urban Real Estate Partners Three LLC

**Attorney:** Law Offices of Samuel of V.P. Banks

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

**Purpose:** The Applicant is seeking a zoning change to permit the construction of a new four-story all residential building at the subject site. The Applicant intends to raze the existing two story building and to redevelop the site with a new four-story (with basement) residential building, containing four (4) dwelling units. The new development will provide onsite parking for two (2) vehicles, respectively. The new proposed building will be masonry in construction and measure 50'-0" in height.

**NO.18629 (1<sup>st</sup>-- WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-98**

**Common Address:** 1323 – 1363 North Paulina; 1603 – 1659 West Blackhawk Street; 1242 – 1362 North Ashland Ave.; 1259 – 1315 North Milwaukee Ave.

**Applicant:** CP West Division LLC

**Owner:** AGC West Town Center Owner, LLC

**Attorney:** Rich Klawiter & Katie Jahnke Dale – DLA Piper LLP (US)

**Change Request:** Business Planned Development No 300 to Business Planned Development Number 300, as amended and then to B3-2 Community Shopping District

**Purpose:** The Applicant requests a rezoning of the subject property from Business Planned Development Number 300 to Business Planned Development Number 300, as amended and B3-2 Community Shopping District in order to remove the subject property from the Planned Development and permit its development pursuant to a separately-filed planned development application.

**NO.18630 (1<sup>st</sup>-- WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-99**

**Common Address:** 1257 – 1259 North Paulina Street, 1640 – 1648 West Division Street

**Applicant:** CP West Division LLC

**Owner:** AGC West Town Center Owner, LLC

**Attorney:** Rich Klawiter & Katie Jahnke Dale – DLA Piper LLP (US)

**Change Request:** Business Planned Development Number 300 and B3-2 Community Shopping District to B3-5 Community Shopping District then Residential-Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from Business Planned Development Number 300 and B3-2 Community Shopping District to B3-5 Community Shopping District then Residential-Business Planned Development to permit the construction of three mixed-use residential buildings containing 200 overall residential dwelling units, 134 parking spaces, and commercial and accessory / incidental uses.

**NO.18620 (5<sup>th</sup>-- WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-53**

**Common Address:** 1401 – 1411 East 53<sup>rd</sup> Street

**Applicant:** Smart / Olympia Illinois LLC

**Owner:** The University of Chicago / Lake Park Associates, Inc

**Attorney:** Edward J. Kus / Taft Stettinius & Hollister LLP

**Change Request:** B1-3 Neighborhood Shopping District to B3-5 Community Shopping District then to a Business Planned Development

**Purpose:** A new hotel building containing approximately 99 guestrooms with accessory food and beverage. There will be 17 on-site parking spaces. The height of the building will be 90' (measured to the top of the highest rooftop structure).

**NO.18611 (9<sup>th</sup> WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-44**

**Common Address:** 11112 S. Langley Ave.

**Applicant:** Langley Investment Group, LLC

**Owner:** Langley Investment Group, LLC

**Attorney:** Graham C. Grady, Taft Stettinus & Hollister LLP

**Change Request:** RS3 Residential Single-Unit (Detached House) District to C1-2 Neighborhood Commercial District

**Purpose:** The applicant proposed to establish an approximately 3,500 sq. ft. commercial use on the first floor, a total of four dwelling units on floors 2 and 3, with existing off-street parking spaces in an existing building, which is approximately 35 feet in height.

**NO.18609 T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-42**

**Common Address:** 603, 605, 607 W. Root Street

**Applicant:** Thomas M. Doyle Builders, Inc

**Owner:** Thomas M. Doyle Builders, Inc

**Attorney:** Paul A. Kolpak

**Change Request:** C1-5 Neighborhood Commercial District to B2-1 Neighborhood Mixed-Use District

**Purpose:** Three 1-story single family residences with basement and a 2-car detached garage per home, no commercial space. Building height: 17'-9" to median.

**NO.18622 T1 (11<sup>th</sup>-- WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-55**

**Common Address:** 2109-2115 South Halsted Street

**Applicant:** 2109 S. Halsted LLC

**Owner:** 2109 S. Halsted LLC

**Attorney:** Law Offices of Samuel of V.P. Banks

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building at the subject site. The new proposed building will contain a commercial unit (1,230 SF) at grade level and eighteen (18) dwelling units above (Floors 2-4). There will also be interior parking for fifteen (15) vehicles located at grade level. The new proposed building will be masonry in construction and measure 48'-6" in height.

**NO.18624 (14<sup>th</sup>-- WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-57**

**Common Address:** 3900-3904 W. 47<sup>th</sup> St.

**Applicant:** Vega Property Holdings LLC

**Owner:** Chicago Title Land and Trust Number 8002369869

**Attorney:** Rob Roe

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

**Purpose:** To remodel and expand the rear of the first floor only with 2000 square feet and open a restaurant. Remodel second floor single family unit without changing the open a floor plan. 18 parking spaces. The height of the building will be unchanged at 26'7".

**NO.18626 (23<sup>rd</sup> - WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-59**

**Common Address:** 5251 – 5259 S. Newcastle Ave

**Applicant:** Jack's Construction and Remodeling, Inc.

**Owner:** Trust No. CJZ 5251 dated April 21, 1992

**Attorney:** Christopher Koczvara

**Change Request:** RS2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

**Purpose:** To allow the use of the existing single family residence with 2 car garage on a lot measuring 40 x 133 and also to allow the construction of two new single family residences with 2 car garages on two newly subdivided lots, with each lot measuring 38.5 x 133.

**NO.18614 (25<sup>th</sup> WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-47**

**Common Address:** 1830 – 58 West 19<sup>th</sup> Street

**Applicant:** The National Museum of Mexican Art

**Owner:** Chicago Park District

**Attorney:** Sylvia C. Michas c/o Chico & Nunes P.C.

**Change Request:** Institutional Planned Development #639 to Institutional Planned Development #639 as amended

**Purpose:** The one-story brick building, which currently operates as the National Museum of Mexican Art, will remain. The zoning amendment is required in order to permit a surface parking lot, containing fifty (50) parking spaces, within the Property. The proposed surface parking lot will be accessory to the museum's operation and serve the museum's patrons.

**NO.18613 T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-46**

**Common Address:** 2011 North Lawndale

**Applicant:** First Nations Bank U/T/A dated June 24, 2003 and known as Land Trust #1505

**Owner:** First Nations Bank U/T/A dated June 24, 2003 and known as Land Trust #1505

**Attorney:** Tyler Manic, Schain Banks

**Change Request:** C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

**Purpose:** To rehab existing building, with a proposed fourth floor addition to allow for a total of 5 residential dwelling units with 8 parking spaces.

**NO.18612 (27<sup>th</sup> WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-45**

**Common Address:** 1400 – 18 N. Orleans St. / 324 – 44 W. Schiller St. / 1401 – 19 N. Sedgwick St.

**Applicant:** LG Development Group, LLC

**Owner:** Sheldon Baskin

**Attorney:** Michael Ezgur

**Change Request:** RS3 Residential Single-Unit (Detached House) District and C1-3 Neighborhood Commercial District to B2-5 Neighborhood Shopping District then to a Residential Planned Development

**Purpose:** An eight story (110 ft in height) building containing 240 residential dwelling units, 110 parking spaces and one loading berths

**NO.18625 T1 (27<sup>th</sup>-- WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-58**

**Common Address:** 1114 W. Hubbard St

**Applicant:** Chris Spina

**Owner:** Chris Spina

**Attorney:** Louis Weinstock

**Change Request:** M2-2 Light Industry District to B2-3 Neighborhood Mixed-Use District

**Purpose:** 4 dwelling unit, existing 3 and 4 story building approximately 36' and partially 44' high. 4 parking spaces. No commercial space.

**NO.18628 (27<sup>th</sup> and 2<sup>nd</sup> - WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-61**

**Common Address:** 800-948 N LaSalle St, 142-172 W Chicago Ave, 801-951 N Wells St, 828-950 N Wells St, 200-210 W Institute Pl, 152-232 W Chestnut St, 153-211 W Chestnut St, 859-921 N Franklin St, 201-233 W Locust St, 200-232 W Locust St, 223-233 W Walton St, 155-209 W Walton St, 152-316 W Walton St, 313-317 W Walton St, 141-317 W Oak St, 230-316 W Oak St, 314-316 W Wendell St, 876-878 N Franklin St and 301-309 W Locust St

**Applicant:** The Moody Bible Institute of Chicago

**Owner:** Keith Fisher (owner of 876 – 878 N. Franklin Ave. / 301 – 309 W. Locust St.

**Attorney:** John J. George, Schuyler, Roche & Crisham, P.C.

**Change Request:** Institutional Planned Development No. 477 to C1-3 Neighborhood Commercial District and C1-3 Neighborhood Commercial District, Residential Planned Development No. 156, and Institutional Planned Development No. 477 to B3-5 Community Shopping District and then to Institutional Planned Development No. 477, as amended

**Purpose:** Applicant proposes to create a new master plan for its property. Applicant also proposes to construct new senior residence building in Subarea H. Please see Planned Development Statements and Exhibits for details.

**NO.18621 (30<sup>th</sup>-- WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-54**

**Common Address:** 5301 West Newport Ave.

**Applicant:** 5301 Newport LLC

**Owner:** 5301 Newport LLC

**Attorney:** Law Offices of Samuel of V.P. Banks

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

**Purpose:** The Applicant is seeking to convert the existing grade-level (front) commercial unit into a dwelling (residential) unit within the existing two-story (with basement) building. The zoning change is required in order to meet the minimum lot area requirement to permit a four dwelling unit building on this lot. Aside from the interior build out (conversion) of the existing grade level commercial unit, the existing building will remain unchanged with an existing dwelling unit at the rear if the 1<sup>st</sup> floor (grade level) and two more dwelling units above (front and rear of the 2<sup>nd</sup> floor). The existing detached garage will be razed, to allow for the establishment of a paved parking pad at the rear of the lot which will accommodate parking for four cars. The existing building is, and will remain brick and frame in construction and measure 22'-5 3/8" in height.



**NO.18608 (40<sup>th</sup> WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-41**

**Common Address:** 5556 N. Western / 2403 W. Bryn Mawr

**Applicant:** George Boudkah and Joe Boudkah

**Owner:** George Boudkah and Joe Boudkah

**Attorney:** Warren E. Silver

**Change Request:** B1-2 Neighborhood Shopping District to C2-1 Motor Vehicle Related Commercial District

**Purpose:** The proposed use will be car repair and car sales. The existing one story building consisting of approximately 3,000 sq. ft. will remain.

**NO.18610 T1 (41<sup>st</sup> WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-43**

**Common Address:** 5128-32 N. Newcastle Ave.

**Applicant:** T.G. Homes, LLC

**Owner:** T.G. Homes, LLC

**Attorney:** Paul A. Kolpak

**Change Request:** RS2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

**Purpose:** Two story single family residence with basement and a 2-car garage per home, no commercial space. Building height: 29'10" both buildings

**NO.18619 (42<sup>nd</sup> -- WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-52**

**Common Address:** 346 – 58 N. Union Street & 347 – 357 N. Halsted Street

**Applicant:** Chicago Self Storage II, LLC

**Owner:** Chicago Self Storage II, LLC

**Attorney:** Katrina S. McGuire / Bernard I. Citron c/o Thompson Coburn, LLP

**Change Request:** DS-5 Downtown Service District to DX-5 Downtown Mixed-Use District then to a Residential Planned Development

**Purpose:** Proposed construction of a 38 story, 373 unit residential dwelling building with a height of 450' with 145 parking spaces and 77 bicycle spaces.

**NO.18618 T1 (45<sup>th</sup> WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-51**

**Common Address:** 4015 North Monticello Ave

**Applicant:** Dunmore Irving, Inc.

**Owner:** Dunmore Irving, Inc.

**Attorney:** Daniel G. Lauer

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

**Purpose:** The applicant intends to rezone the vacant lot located at 4015 North Monticello Ave. in order to use the lot for four (4) required, accessory off-site parking spaces and four (4) non-required accessory off-site parking spaces to serve the adjacent daycare facility at 3620 West Irving Park Road.

**NO.18617 (49<sup>th</sup> WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #02016-50**

**Common Address:** 6413 N. Glenwood

**Applicant:** Snezana Knezev

**Owner:** Snezana Knezev

**Attorney:** Law Offices of Samuel of V.P. Banks

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

**Purpose:** The Applicant is proposing to establish a third dwelling unit within an existing two-unit residential building. The zoning change is needed to support the minimum lot area required for the third dwelling unit. The new dwelling unit will be located in the building's basement level. The two (2) existing dwelling units will remain without change. The height of the building will remain without change. Three (3) onsite parking spaces will be located at the rear of the subject lot.