

SUMMARY OF AN AGENDA  
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS  
MEETING OF JUNE 2, 2016  
TO BE REPORTED OUT JUNE 22, 2016

RECEIVED  
#8



2016 JUN 21 PM 12: 58

OFFICE OF THE  
CITY CLERK

MA-225 (MAYORAL APPLICATION) APPOINTMENT REFERRED (5-18-16)  
DOCUMENT NO. A-2016-55

Appointment of Albert D Tyson III as a member of the Plan Commission

NO. A-8220 (45<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)  
DOCUMENT # O2016-1719

PASS AS AMENDED

**Common Address:** 5140-90 N Northwest Hwy  
**Applicant:** Alderman John Arena  
**Change Request:** M1-1 Limited Manufacturing/ Business Park District to B1-1 Neighborhood Shopping District

NO. A-8227 (25<sup>th</sup> WARD) ORDINANCE REFERRED (4-26-16)  
DOCUMENT #

**Common Address:** 1600-1729 S Peoria; 1600-1624 S Newberry St; 834-92 W 18<sup>th</sup> Street;  
827-925 W 16<sup>th</sup> St  
**Applicant:** Alderman Danny Solis  
**Change Request:** B3-2 Community Shopping District to M1-2 Limited Manufacturing/ Business Park District

NO.18544-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-14-15)  
DOCUMENT #02015-7342

PASS TYPE 1 PLANS AMENDED

**Common Address:** 1714-22 W Division St.  
**Applicant:** 1714 W Division Owners LLC  
**Owner:** 1714 W Division Owners LLC  
**Attorney:** Rolando Acosta  
**Change Request:** B3-2 Community Shopping District to B3-3 Community Shopping District  
**Purpose:** The Applicant proposes an interior remodeling and the addition of a fourth story to the existing three story building. This mixed-use building will have 25 , residential dwelling units, zero automobile parking spaces pursuant to TOD, 25 bicycle parking spaces, approximately 6,426 square feet of retail space and no loading berth. The height of the proposed building is 55 feet

NO.18475 (4<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)  
DOCUMENT #02015-6353

PASS AS REVISED  
PASS AS AMENDED

**Common Address:** 1136-1140 S Wabash  
**Applicant:** 1136 S Wabash LLC  
**Owner:** City of Chicago  
**Attorney:** Rolando Acosta  
**Change Request:** DX-12 Downtown Mixed Use District to a Residential Business Planned Development  
**Purpose:** Development of a 25 – story 303.5 feet tall, mixed-use building, consisting of approximately 9,000 sq. ft. of ground floor retail space. 320 residential dwelling units. 151 parking spaces and one loading berth.

**NO.18534 (4<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6429**

PASS AS REVISED

**Common Address:** 800 S Michigan Ave  
**Applicant:** Essex Hotel Honor LLC  
**Owner:** Storm Investments LLP  
**Attorney:** DLA Piper  
**Change Request:** DX-16 Downtown Mixed Use District to a Residential Business Planned Development  
**Purpose:** The Applicant requests a rezoning of the subject property from the DX-16 Downtown Mixed-Use District to a Residential-Business Planned Development to allow for the historic restoration of the existing 15-story hotel building containing approximately 290 keys and the construction of a new 48- story residential building containing an overall FAR of 18.56. up to 400 dwelling units, accessory parking, commercial uses on the ground floor, and accessory and incidental uses.

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

PASS AS REVISED

**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. 18672 (9<sup>th</sup> WARD) ORDINANCE REFERRED (02-10-16)**  
**DOCUMENT #02016-664**

PASS AS REVISED  
PASS AS AMENDED

**Common Address:** 11127-49 S. Langley Ave. / 704-706 E. 112<sup>th</sup> St.  
**Applicant:** Pullman Airspace, LLC c/o Chicago Neighborhood Initiatives  
**Owner:** Please see application for list of owners  
**Attorney:** Bridget O'Keefe of Daspin & Aument LLP  
**Change Request:** RT-4 Residential Two Flat, Townhouses, and Multi-Unit District to B2-2 Neighborhood Mixed-Use District then to a Residential Business Planned Development  
**Purpose:** The Applicant intends to develop a total of 38 units of artists' live-work housing- 12 units in two existing buildings located at 11127-29 S. Langley Ave. and 704-706 E. 112<sup>th</sup> St. and 26 units in a 34,000 sq ft new building to be built at 11137-49 S. Langley Ave between the two existing buildings. The first floor of the new building will hold ground floor community and gallery space for residents and artists from the local area. The new building will be approximately 45 feet in height. This will be a transit oriented development containing 17 automobile parking and 25 bicycle parking spaces.

**NO.18133 (11th WARD) ORDINANCE REFERRED (7-30-14)**  
**DOCUMENT #02014-5820**

PASS AS AMENDED  
PASS AS REVISED

**Common Address:** 1344-60 South Union Avenue; 700-14 West 14th Street; 701-13 West Liberty Street.

**Applicant:** PMG UV Investments, LLC (See Application for list of LLC Members)

**Owner:** Liberty Union, LLC

**Attorney:** Scott R. Borstein

**Change Request:** M1-3 Limited Manufacturing/Business Park District to C2-5 Motor Vehicle Related District, to a Residential Business Planned Development

**Purpose:** Applicant intends to develop a mixed use building with approximately 500 sf of commercial space, 70 parking spaces, 126 bike spaces and 130 units in an 80 foot structure.

**NO.18541 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6440**

PASS AS AMENDED  
PASS AS REVISED

**Common Address:** 1730 W Wrightwood

**Applicant:** Broder 1730 WW LLC

**Owner:** Broder 1730 WW LLC

**Attorney:** DLA Piper

**Change Request:** M2-3 Light Industry District to RM4.5 Residential Multi-Unit District and then to a Residential Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the M2-3 Light Industry District to the RM4.5 Residential Multi-Unit District then to a Residential Planned Development, to allow construction of two approx.. 4-story residential buildings containing up to 1.7 FAR, 90 dwelling units, 90 parking spaces and accessory uses, as set forth in the enclosed project narrative and plans.

**NO. 18750 (39<sup>th</sup> and 33<sup>rd</sup> WARDS) ORDINANCE REFERRED (4-13-16)**  
**DOCUMENT #02016-2664**

PASS AS AMENDED  
PASS AS REVISED

**Common Address:** 3225 W Foster Ave

**Applicant:** North Park University

**Owner:** North Park University

**Attorney:** Joseph Gattuso

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District, B1-2 Neighborhood Shopping District, B3-2 Community Shopping District and Institutional Planned Development No. 707, as amended to Institutional Planned Development No. 707, as amended

**Purpose:** 42 off street parking spaces located at 5214 N Kedzie Ave and 3200-18 W Foster Ave will be incorporated into the PD and 89 off street parking spaces will be established on the property at 5001-31 N Kedzie Ave

**NO.18509 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6399**

PASS AS REVISED

**Common Address:** 171 N Wabash Ave

**Applicant:** RZR LLC Wabash

**Owner:** Consolidated Equities III LLC

**Attorney:** John George, Schuyler Roche & Crisham PC

**Change Request:** Residential Business Planned Development No. 1116 to Residential Business Planned Development No. 1116, as amended

**Purpose:** To permit the construction of a 7 story residential building 80 feet in height containing 60 dwelling units with commercial / retail space on the ground floor.

**NO.18539 (46<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6438**

PASS AS REVISED

**Common Address:** 1038-1054 W Wilson; 4600-4608 N Kenmore; 4600-4612 N Winthrop

**Applicant:** Halsted Commons LLC

**Owner:** Halsted Commons LLC

**Attorney:** DLA Piper

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

**Purpose:** The Applicant requests a rezoning of the subject property from the B3-2 Community Shopping District to the B3-5 Community Shopping District, then to a Residential-Business Planned Development to allow for the historic restoration of an existing 2-story commercial building and construction of a new 7-story mixed-use residential and commercial building containing an overall FAR of 5.0. up to 102 dwelling units, accessory parking, commercial uses on the ground floor, and accessory and incidental use

**LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE**

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
OR2016-304	1	2251 N Milwaukee Ave	Integrity Signs
OR2016-268	2	100 W North Ave	Icon Identity Solutions, Inc.
OR2016-269	2	100 W North Ave	Icon Identity Solutions, Inc.
OR2016-270	2	100 W North Ave	Icon Identity Solutions, Inc.
OR2016-305	11	605 W Roosevelt Rd	Singco Inc.
OR2016-306	11	605 W Roosevelt Rd	Singco Inc.
OR2016-307	11	605 W Roosevelt Rd	Singco Inc.
OR2016-280	11	920 S Pershing Rd	South Water Signs
TBD	12	3900 S Ashland	North Shore Sign Co.
OR2016-293	21	8103 S Halsted St	Visions Signs, Inc.
OR2016-292	27	320 N Morgan St	Design Group Signage Corp
OR2016-291	28	2653 W Ogden Ave	Poblocki Sign Company, LLC
OR2016-266	28	2653 W Ogden Ave	Poblocki Sign Company, LLC
OR2016-267	28	2653 W Ogden Ave	Poblocki Sign Company, LLC
OR2016-294	32	2719 N California	Singco Inc.
OR2016-295	32	2647 N Western Ave	Ozko Sign and Lighting Company
OR2016-296	32	2586 N Clybourn Ave	Singco Inc.
OR2016-300	32	2647 N Western Ave	Ozko Sign and Lighting Company
OR2016-301	32	2647 N Western Ave	Ozko Sign and Lighting Company
OR2016-302	32	2647 N Western Ave	Ozko Sign and Lighting Company
OR2016-277	33	3545 N Kedzie Ave	SIGNCO, INC
OR2016-260	36	6701 W Grand Ave	Bright light Sign Co
OR2016-271	42	121N Clinton St	All-Right Sign, Inc.
OR2016-272	42	500 W Madison St	South Water Signs

**LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE (CONTINUED)**

<b><u>DOC#</u></b>	<b><u>WARD</u></b>	<b><u>LOCATION</u></b>	<b><u>PERMIT ISSUED TO</u></b>
OR2016-273	42	415 N LaSalle St	Bright Light Sign Co
OR2016-274	42	353 E Grand Ave	LANDMARK SIGN GROUP
OR2016-275	42	610 E Grand Ave	POBLOCKI SIGN COMPANY
OR2016-276	42	55 E Ontario St	Identity Services, LLC
OR2016-263	44	3030 N Broadway	Doyle Signs, Inc.
OR2016-264	44	3030 N Broadway	Doyle Signs, Inc.
OR2016-261	44	3030 N Broadway	Doyle Signs, Inc.
OR2016-265	45	4400 W Addison St	Corporate ID Solutions
OR2016-278	47	3940 N Ravenswood Ave	South Water Signs
OR2016-279	47	4811 N Ashland Ave	Outdoor Impact, Inc.
OR2016-262	48	5300 N Broadway	Singco Inc.

**HISTORICAL LANDMARK DESIGNATIONS**

**NO. O2016-3868 (24<sup>th</sup> WARD) ORDINANCE REFERED (5-18-16)**

Historical Landmark Designation for Stone Temple Baptist Church Building at 3620-3624 W Douglas Blvd.

**NO. O2016-3866 (27<sup>th</sup> WARD) ORDINANCE REFERED (5-18-16)**

Historical Landmark Designation for West Burton Place at 150-160 W Burton Pl and 1430161 W Burton Pl

**NO. O2016-3867 (42<sup>ND</sup> WARD) ORDINANCE REFERED (5-18-16)**

Historical Landmark Designation for Commercial National Bank Building at 125 S Clark Street