

**Summary of a Meeting
Committee on Zoning, Landmarks and Building Standards
Meeting of April 23, 2019,
To be reported out June 12, 2019**

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NO. A-8471 (11th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT # O2019-1473

Common Address: 3017 S Wells Street; 3018-3020 S Wells Street
Applicant: Alderman Patrick Thompson
Change Request: RS3 Single Unit (Detached House) District to M1-1 Limited Manufacturing/ Business Park District

NO. A-8454 (26th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT # O2018-9469

Common Address: 1652 N Monticello Avenue
Applicant: Alderman Roberto Maldonado
Change Request: RS3 Single Unit (Detached House) District to RS1 Residential Single Unit (Detached House) District

NO. A-8464 (26th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT # O2018-9500

Common Address: 1616 N St. Louis Ave
Applicant: Alderman Roberto Maldonado
Change Request: RS3 Single Unit (Detached House) District to RS1 Residential Single Unit (Detached House) District

NO. A-8465 (26th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT # O2018-9447

Common Address: 1736-38 N St. Louis Ave
Applicant: Alderman Roberto Maldonado
Change Request: RS3 Single Unit (Detached House) District to RS1 Residential Single Unit (Detached House) District

NO. A-8466 (26th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT # O2018-9483

Common Address: 3707-3709 W Wabansia Ave
Applicant: Alderman Roberto Maldonado
Change Request: RS3 Single Unit (Detached House) District to RS1 Residential Single Unit (Detached House) District

NO. A-8467 (26th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT # O2018-9458

Common Address: 1318-1322 N Western Ave
Applicant: Alderman Roberto Maldonado
Change Request: C1-3 Neighborhood Commercial District to RS1 Residential Single Unit (Detached House) District

NO. A-8474 (34th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT # O2019-1476

Common Address: 1126 W 99th St
Applicant: Alderman Carrie Austin
Change Request: RS2 Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

NO. 19959 (1st WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1348

Common Address: 1512 N Maplewood Ave
Applicant: 1512 Maplewood LLC
Owner: 1512 Maplewood LLC
Attorney: Rolando Acosta
Change Request: RS3 Single Unit (Detached House) District to RT4.5 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The property measures 3,024 square feet and is currently improved with a two-story single family home and detached garage. The Applicant proposes to rezone the property to construct a new three-story residential building with three residential dwelling units and detached three car garage. The proposed height of the building will be 37'-9".

NO. 19968 (1st WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1353

PASS AS AMENDED TO TYPE 1

Common Address: 1474 W Ohio St
Applicant: 1474 Ohio LLC
Owner: Alex and Rita Carineo
Attorney: Law Office of Mark J Kupiec
Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential 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: 38 feet

NO. 19969 (1st WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1354

PASS AS AMENDED TO TYPE 1

Common Address: 1511 W Erie Street
Applicant: Globalinvest Inc.
Owner: James F. and Joanne M. Rossman as co-trustees of the Rossman Family 2016 Trust
Attorney: Law Office of Mark J Kupiec
Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential 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 38'

NO. 19991 (1st WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1377

Common Address: 1330 N Leavitt St

Applicant: Proco Joe Moreno

Owner: Proco Joe Moreno

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The subject property is presently improved with a two-story (with basement) single-family residence, which such residence was previously deconverted from two (2) dwelling units to one (1) dwelling unit. The Applicant is seeking a zoning change in order to reestablish two (2) dwelling units, within the existing two-story (with basement) residential building (i.e. to convert the existing single-family residence back into a two-flat). The physical footprint and envelope of the existing building will remain unchanged. All proposed renovation work will be to the interior of the building. There is and will remain, onsite parking for two (2) vehicles, within a detached garage, at the rear of the site. The existing building is and will remain, masonry in construction and measures less than 35 feet-0 inches in height.

NO. 19971 (3rd WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1356

Common Address: 3322-34 S Prairie Ave

Applicant: Eco Development, Inc.

Owner: Illinois Institute of Technology

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning change to permit a two-story townhome building, with six (6) units and detached two-car parking garages, at the rear of the subject property. Each townhome unit will be 35 feet in height.

NO. 19974-T1 (3rd WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1359

SUBSTITUTE NARRATIVE & PLANS

Common Address: 4901-4959 S Indiana Ave; 200-208 E 50th St; 201-233 E 49th St and 4900-4926 S Prairie Ave

Applicant: Washington Park Development Group LLC

Owner: Washington Park Development Group LLC

Attorney: Carol Stubblefield

Change Request: RM5 Residential Multi Unit District to B3-2 Community Shopping District

Purpose: Applicant proposes to renovate and reuse existing, vacant buildings for commercial purposes including office and communication service establishment and specifically music studios, audio and video editing suites. Existing Principal Building height: 33'-4" and Annex Building height: 14'-0". Principal Bldg. SF: approx. 60,000 SF and Annex: approx. 8,454 SF. Applicant will seek to reduce required parking under Section 17-10-0102-B, paragraph 2 (Transit-Served Location).

NO. 19951-T1 (4th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1340

Common Address: 4644-4658 S Drexel Blvd.
Applicant: Chicago IL (4644-4658 S Drexel) LLC
Owner: 4646 Drexel LLC
Attorney: Meg George
Change Request: RM5 Residential Multi Unit District to B1-1 Neighborhood Shopping District
Purpose: Propose to convert existing building into a physical fitness center. Building is approximately 12,000 SF and approximately 14 feet in height. There will be 83 parking spaces in the lot on the premises. There will be no dwelling units in this building.

NO. 19952 (6th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1341

Common Address: 6506 S Green St
Applicant: Erice Smith, Clariece Smith and Vernon Smith
Owner: Erice Smith, Clariece Smith and Vernon Smith
Attorney: Erice Smith
Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The proposed use of the property will be 4 dwelling units and 4 off street parking spaces in the existing 2 story with basement, brick building. The 4th dwelling will be established in the existing basement area. No addition to the exterior of the building. There will be no commercial use of the building.

NO. 19904 (14th WARD) ORDINANCE REFERRED (11-14-18)
DOCUMENT #O2018-9524

PASS AS AMENDED

Common Address: 5272-5292 S Archer Ave; 5101-5131 S Knox Ave and 4601-4625 W 51st St
Applicant: Marlizdia Transport Inc
Owner: Estate of Hugh Barnicle, Jr.
Attorney: Daley and Georges
Change Request: M1-1 Limited Manufacturing/ Business Park District to M3-1 Heavy Industry District
Purpose: Motor vehicle repair, vehicle storage, and outdoor storage of vehicles. No changes to existing site plan or structures. There are 7 accessory parking spaces and approximately 6,627.3 square feet of commercial space in the 1-story building.

NO. 19972 (18th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1357

Common Address: 3848 W 79th St
Applicant: Isaias Rivas and Isaias Rivas Jr.
Owner: Isaias Rivas and Isaias Rivas Jr.
Attorney: Law Offices of Samuel VP Banks
Change Request: B1-1 Neighborhood Shopping District to C1-2 Neighborhood Commercial District
Purpose: The Applicant is seeking a zoning change to permit a proposed two-story, mixed-use building, with retail at grade and one (1) residential unit above. The proposed building will be 23 feet-3.5 inches in height. Onsite surface parking for one (1) car_ will be provided, at the rear of the subject site.

NO. 19953 (20th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1342

Common Address: 4953-57 S Halsted St; 746-756 W 50th St
Applicant: Sofia Khalil
Owner: Sofia Khalil
Attorney: Storm Saponaro
Change Request: C1-2 Neighborhood Commercial District to C2-2 Motor Vehicle Related District
Purpose: Vehicle storage and towing, with outdoor storage of vehicles. No changes to existing site plan or structures. There are 9 accessory parking spaces and approximately 858.55 square feet of commercial space in the 1-story building.

NO. 19963-T1 (21st WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1372

Common Address: 9101-9109 S Beverly Ave
Applicant: CMHDC Properties LLC
Owner: CMHDC Properties LLC
Attorney: Steve Friedland, Applegate & Thorne-Thomsen
Change Request: B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: The subject property is improved with a 3-story mixed-use building with 30 dwelling units and approximately 5,385 square feet of commercial space. The rezoning will permit the building to contain 7 additional dwelling units for a total of 37 dwelling units in the building and zero square feet of commercial space. There will be zero parking spaces. Building height will not change.

NO. 19981 (22nd WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1384

PASS AS REVISED

Common Address: 4207-4257 W 35th Place
Applicant: The Peoples Gas Light and Coke Company
Owner: The Peoples Gas Light and Coke Company
Attorney: Dentons US LLP c/o John Lawlor, Esq
Change Request: M2-1 Light Industry District to M3-1 Heavy Industry District and M3-1 Heavy Industry District to Business Planned Development No. 1425, as amended
Purpose: Applicant plans to build a new one-story field Logistics Center. The new Logistics Center will be approximately 100,000 square feet and one-story high. There will be on-site parking for a minimum of 130 vehicles in the Logistics Center and approximately 220,000 square feet open yard area in the Logistics Center for outdoor storage and pipe bundle storage space.

NO. 19966-T1 (25th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1351

Common Address: 2001 W 21st Pl, 2134-44 S Damen Ave
Applicant: Rafael Mendiola
Owner: Rafael Mendiola
Attorney: Schain, Banks, Kenny & Schwartz
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-3 Neighborhood Shopping District
Purpose: After rezoning, the front building will remain 3 dwelling units and 1,048 sf of commercial space on the ground floor. The rear building will remain two dwelling units with no commercial space. There will be no changes made to the existing buildings.

NO. 19990 (26th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1376

Common Address: 2122 N Springfield Ave
Applicant: 2122 Springfield LLC
Owner: 2122 Springfield LLC
Attorney: Amy Degnan
Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The existing building contains 4 dwelling units. There are no plans to change the existing footprint or height of the building. The Owner plans to add a dwelling unit to the basement of the converting it to 5 dwelling units. There are 5 parking spaces on the property.

NO. 19950 (27th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1378

Common Address: 3110-3116 W Lake St
Applicant: Monica Heneo
Owner: Monica Heneo/ Mireya Hurtado
Attorney:
Change Request: M1-3 Limited Manufacturing/ Business Park District to B2-2 Neighborhood Mixed Use District
Purpose: Property use will be: 2 dwelling units (1) unit at ground level of 2,054 sq.ft. (1) Unit at 2nd floor of 921 sq.ft. (1) Office space of 1,041 sq.ft. with (4) off street parking spaces. Building height 34'. No alteration of building foot print or height

NO. 19962 (27th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1371

Common Address: 1123 W Washington St
Applicant: 1123 W Washington Condominium Association
Owner: 1123 W Washington Condominium Association
Attorney: Ed Kus
Change Request: DX-3 Downtown Mixed-Use District to DX-5 Downtown Mixed Use District
Purpose: The building will contain offices and consist of approximately 25,240 square feet upon completion of the two-story addition. There is no parking on-site (0 spaces required). The height of the building will be approximately 85 feet.

NO. 19863-T1 (27th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8153

SUBSTITUTE NARRATIVE & PLANS

Common Address: 1121-25 W Randolph St; 129-137 N May St
Applicant: 1123 Randolph LLC
Owner: 1123 Randolph LLC
Attorney: DLA Piper
Change Request: DX-3 Downtown Mixed-Use District to DX-5 Downtown Mixed Use District
Purpose: The Applicant requests a rezoning of the subject property from the DX-3 Downtown Mixed-Use District to the DX-5 Downtown Mixed-Use District, to allow for the construction of a 69'-10" building with approximately 3,756 square feet of commercial uses, 9 residential dwelling units and 9 bicycle parking spaces. No vehicular parking spaces will be provided. A Transit-served Location Parking Reduction is proposed. The subject property is less than 1,320 feet from the Morgan CTA station entrance.

NO. 19693-T1 (27th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4965

SUBSTITUTE NARRATIVE & PLANS

Common Address: 3127-37 W Carroll

Applicant: Kedzie Carroll LLC

Owner: Kedzie Carroll LLC

Attorney: Bernard Citron/ Thompson Coburn LLP

Change Request: M1-2 Limited Manufacturing District to C1-2 Neighborhood Commercial District

Purpose: The Applicant seeks to establish a two-story religious assembly use of approximately 7,400 square feet, 27 parking spaces and 3 bicycle parking spaces.

NO. 19871 (27th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8012

PASS AS REVISED

Common Address: 800-824 West Fulton Market / 300-314 North Halsted / 801 -825 West Wayman / 301 -315 North Green

Applicant: Thor 816 W Fulton Owner LLC

Owner: The Applicant owns all of the property except the property located at 306 North Halsted. which is owned by Thor 306 N Halsted Owner LLC.

Attorney: DLA Piper

Change Request: DX-5 Downtown Mixed-Use District and C2-5 Motor Vehicle-Related Commercial District to DX-7 Downtown Mixed-Use District then to a Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the C2-5 Motor Vehicle-Related Commercial District and DX-5 Downtown Mixed-Use District to the DX-7 Downtown Mixed-Use District then to a Business Planned Development to permit the construction of a 18-story building with ground floor retail and commercial uses and office and accessory and incidental uses above. The total project FAR will be 11.5 and 50 accessory parking spaces will be provided.

NO. 19215 (28th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3800

PASS AS REVISED

Common Address: 2906-24 W Roosevelt Road; 1143 -55 S Richmond St

Applicant: A Safe Haven Foundation

Owner: City Investors, LLC/ City of Chicago

Attorney: Rolando Acosta

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District, C1-3 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District and then to a Residential Business Planned Development

Purpose: Six story approx. 69 feet in height, mixed-use building with approx. 8,722 sq.ft of ground floor office space, 100 SRO dwelling units, 26 parking spaces and one loading berth

NO. 19920 (30th WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #02019-271

Common Address: 2922-24 N. Central Park Avenue/ 3609 W. Oakdale Avenue
Applicant: 2922-24 N Central Park, LLC
Owner: Zdzislaw & Stanislaw Sitarz
Attorney: Thomas R Raines, Attorney At Law, LLC
Change Request: B3-2 Community Shopping District to C1-3 Neighborhood Commercial District
Purpose: Proposed use of the property will be a 1st floor tavern, approx. 3,162 sf., total with new addition and an expansion of the tavern to an outdoor patio at ground level, approx. 1,821 sf. ,with no changes to the existing 4 dwelling units on the second & third floors. Four (4) on-site parking spaces will be provided at rear off of alley.

NO. 19965-T1 (32nd WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1374

Common Address: 2745 N Greenview Ave
Applicant: Avoda Construction LLC
Owner: Valarie Callozzo
Attorney: Schain, Banks, Kenny & Schwartz
Change Request: M2-2 Light Industry District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: After rezoning, the building will be 3 stories and will contain 3 dwelling units. 3 parking spaces will be provided. The proposed building will be 38 feet in height. There will be no commercial space.

NO. 19753 (33rd WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6005

PASS AS AMENDED TO TYPE I

Common Address: 2951 West Belmont Ave., Chicago
Applicant: Carlos Ceja and Jennith M. Mascardo
Owner: Carlos Ceja and Jennith M. Mascardo
Attorney: Law Office of Mark J. Kupiec & Assoc.
Change Request: B3-1 Community Shopping District to B3-2 Community Shopping District
Purpose: To demolish the existing building and build a new 4 story, mixed-use building with commercial on the ground floor (approximately 1,606 square feet) and 3 dwelling units on the upper floors 3 parking spaces; 4 story, height 46 feet 10 ½ inches.

NO. 19975 (34th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1360

Common Address: 11203 S Aberdeen St
Applicant: Sanju Sharma
Owner: Sanju Sharma
Attorney: Law Offices of Samuel VP Banks
Change Request: RS2 Single-Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District
Purpose: The Applicant is seeking a zoning change to permit a proposed two-story, Two (2) unit residential building (two-flat), at the subject property. The proposed building will be approximately 35 feet in height. Onsite parking for two (2) cars will be provided, at the rear of the subject site.

NO. 19960 (35th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1349

Common Address: 3801 W Montrose Ave

Applicant: Jerry O'Leary, Annette Ferrara, Managers Agency House LLC

Owner: Jerry O'Leary, Annette Ferrara, Managers Agency House LLC

Attorney: Daniel Rubinow

Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed Use District

Purpose: Transform this vacant building into a 1-dwelling unit and the office of a design consulting business/professional service (i.e., a work/live unit). The residential square footage would be 2,933 and the commercial square footage would be 1,261 (or 70/30% residential/commercial). There are 3 parking spaces currently in the rear and the height, 25 feet at its highest point, would remain the same

NO. 19954 (39th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1343

Common Address: 6025 N Keystone Ave

Applicant: Midwest Manufacturing & Distributing, Inc

Owner: Midwest Manufacturing & Distributing, Inc

Attorney: Paul Kolpak

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

Purpose: The Midwest Manufacturing and Distributing Inc specializes in creating and distributing specific metals for a variety of clientele including lighting and automotive industries, artists and farmers. The building is 12,000 Square Feet. There are 4 parking spaces. No residential dwellings. No changes to the interior or exterior will be made.

NO. 19955-T1 (39th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1344

Common Address: 4211 N Harding Ave

Applicant: Chi Partners LLC Harding Series

Owner: Chi Partners LLC Harding Series

Attorney: Paul Kolpak

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

Purpose: To construct a new 2 story 4 dwelling unit frame building , no basement. The height of the building will be 24 feet 6 inches. There will be 4 parking spaces. No commercial space.

NO. 19982 (39th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1385

PASS AS REVISED

Common Address: 5033 N Elston Ave
Applicant: GBF Elston LLC
Owner: GBF Elston LLC
Attorney: DLA Piper
Change Request: Business Planned Development No. 29 to Business Planned Development No. 29, as amended
Purpose: The Applicant seeks an amendment to the PD in order to (i) add drive-through facility as a permitted use within Subarea 1 and (ii) to authorize the construction and operation of a 2,400 square foot retail building with single-lane drive-through facility.

NO. 19987 (42nd WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1391

PASS AS REVISED

Common Address: 600 N Wabash Ave
Applicant: Bloomingdale's Inc
Owner: Bloomingdale's Inc
Attorney: Ed Kus
Change Request: Business Planned Development 768 to Business Planned Development 768, as amended
Purpose: There will be no change to the existing buildings. There is no parking on-site. The Medinah Temple building contains approximately 120,000 square feet of commercial space. The Medinah Temple building is approximately five-stories in height.

NO. 19961 (44th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1350

PASS AS AMENDED TO TYPE I

Common Address: 1039-41 W Belmont Ave
Applicant: Kathmandu Properties LLC
Owner: Kathmandu Properties LLC
Attorney: Tom Moore
Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District
Purpose: The applicant seeks to construct a 4-story mixed-use building. 50.0' in height, with basement, roof deck, balconies and 3 exterior parking spaces at the rear of the property abutting the public alley. The 1st and 2nd floor will be a single commercial restaurant space, approximately 9,150 sq. ft. The 3rd floor will have 2 residential dwelling units, the 4th floor will have 1 residential dwelling unit.

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2019-161	27	1440 N Dayton St	Ann & Robert Lurie Children's Center
Or2019-150	28	2315 W Ogden Ave	McDonald's
Or2019-158	32	3020 N Lincoln Ave	Howard Brown Health Center
Or2019-157	32	3020 N Lincoln Ave	Howard Brown Health Center
Or2019-156	32	3020 N Lincoln Ave	Howard Brown Health Center
Or2019-152	39	5240 N Pulaski Rd	Northshore University Health System
Or2019-163	40	2542 W Peterson Ave	Bogdan Bacescu
Or2019-154	42	625 W Adams St	CDW
Or2019-153	42	415 N Dearborn	Barton G Restaurant
Or2019-155	42	228 E Illinois St	Runaway Fitness