

# Meeting Of The Committee on Zoning Landmark & Building Standards

**WEDNESDAY, JANUARY 20, 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

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**NO. A-8192 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT # O2015-8544**

**Common Address:** 3133-3137 N Washtenaw

**Applicant:** Alderman Deborah Mell

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

**NO. A-8193 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT # O2015-8546**

**Common Address:** 3428-30 N Elston Ave

**Applicant:** Alderman Deborah Mell

**Change Request:** B3-2 Community Shopping District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**NO.18588-T1 (1<sup>ST</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8473**

**Common Address:** 1244 W Race Ave

**Applicant:** Scott Kramer

**Owner:** Scott Kramer

**Attorney:** Thomas Moore

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

**Purpose:** In order to construct a new 3 story, one family residential dwelling unit building with an attached two car garage. The height of the building will be 44' - 9".

**NO.18599 (1<sup>ST</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8484**

**Common Address:** 2430 W Cortez St.

**Applicant:** James Noonan

**Owner:** James Noonan

**Attorney:** Gordon & Pikarski

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

**Purpose:** The property will be used as three residential dwelling units with no commercial space. Three parking spaces will be provided on site, The building will reach a height of 38 feet

**NO.18603-T1 (1<sup>ST</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8488**

**Common Address:** 1427 W Grand Ave/ 1426 W Ferdinand

**Applicant:** EZMB, LLC

**Owner:** Chicago Land Trust Company

**Attorney:** Daniel Lauer

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

**Purpose:** The applicant intends to construct a four story building, consisting of four (4) residential dwelling units with four (4) garage parking spaces. The footprint of the building shall be approximately 20 feet by 116 feet in size, and the building height shall be 47 feet 2 inches, as defined by city code.

**NO.18602 (2<sup>ND</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8487**

**Common Address:** 1331-41 W Fullerton Ave

**Applicant:** Thomas Karnezis

**Owner:** Thomas Karnezis

**Attorney:** Gordon & Pikarski

**Change Request:** B3-2 Community Shopping District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-2 Community Shopping District

**Purpose:** The property will continue to be used as a commercial strip mall. The same number of parking spaces will continue being provided on site. The building will maintain its existing height and commercial square footage with no footage with no proposed increase of the existing floor area.

**NO.18604 (4<sup>TH</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8489**

**Common Address:** 3401-3453 S Dr. Martin Luther King Drive and 400-506 East 35<sup>th</sup> Street

**Applicant:** Lake Meadows Associates

**Owner:** Chicago Title and Trust

**Attorney:** Andrew Scott

**Change Request:** Residential Business Planned Development No. 1169, Residential Business Planned Development No. 1169, as amended

**Purpose:** The applicant proposes to secure preliminary approvals for two, seven story residential towers 230 units, 400,000 square feet of commercial and or hotel space in two towers, 162,000 sq.ft. of retail space and accessory parking and loading

**NO.18598 (5<sup>th</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8483**

**Common Address:** 5436-38 South Harper Ave

**Applicant:** Jerome Ettinger

**Owner:** Jerome Ettinger

**Attorney:** Gordon & Pikarski

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

**Purpose:** The property will to be used as six residential dwelling units with no commercial space. No parking^ spaces will continue being provided on site. The building will maintain its existing height with no proposed increase-of-the existing floor area

**NO.18606 (9<sup>th</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8496**

**Common Address:** 720 E 111<sup>th</sup> Street

**Applicant:** North Pullman 111<sup>th</sup> Inc

**Owner:** North Pullman 111<sup>th</sup> Inc

**Attorney:** DLA Piper

**Change Request:** Residential Business Planned Development No. 1167 as amended to Residential Business Planned Development No. 1167 as amended

**Purpose:** The Applicant seeks this amendment to allow development of Sub Area B with multiple commercial buildings consisting of a total of approximately 112,000 square feet, and including a total of approximately 594 parking spaces. Development of Sub Area B is anticipated to take place in multiple phases, the first of which would consist of an approximately 10,000 square foot multi-tenant retail/restaurant building and approximately 92 surface parking spaces.

**NO.18595-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8480**

**Common Address:** 816-36 W 38<sup>th</sup> Street/ 3755-3769 S Lituania Ave

**Applicant:** Lexington Place III, LLC

**Owner:** Lexington Place III, LLC

**Attorney:** Barry Ash

**Change Request:** M2-3 Light Industry District to RS3 Residential Single-Unit (Detached House) District

**Purpose:** To construct eight residential single family homes, each on a twenty-six (26') foot lot. Each home shall have a two car garage. There shall be no commercial space on the property. The height of each home shall be 27'-7 3/8

**NO.18596-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8481**

**Common Address:** 3607-3615 S Morgan Street

**Applicant:** Lexington Place III, LLC

**Owner:** Edward Kadlec

**Attorney:** Barry Ash

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to RM4.5 Residential Multi-Unit District

**Purpose:** To construct twenty-one-(21) townhomes. Each home shall have a two car garage. There shall be no commercial space on the property. Height of each home shall be 31.13'.

**NO.18597 (11<sup>th</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8482**

**Common Address:** 2913-15 South Loomis Street

**Applicant:** K C Lau

**Owner:** K C Lau

**Attorney:** Gordon & Pikarski

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

**Purpose:** A total of four dwelling units and five parking spaces will result from the amendment. No commercial space is proposed. The existing Buildings will maintain-their -existing-heights

**NO.18593 (12<sup>th</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8478**

**Common Address:** 1546-1558 W 35<sup>th</sup> Street; 3449-3459 S Ashland Ave

**Applicant:** Chicago Title and Trust Company

**Owner:** Chicago Title and Trust Company

**Attorney:** Mara Georges

**Change Request:** RS3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

**Purpose:** Commercial uses in an existing approximately 2,757 s.f. building. No dwelling units. Approximately 29 parking spaces.

**NO.18607 (14<sup>th</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8498**

**Common Address:** 2833-2927 West 47<sup>th</sup> Street; 4701-33 South Richmond

**Applicant:** Noble Network of Charter Schools

**Owner:** CF III California-47<sup>th</sup>

**Attorney:** Chico & Nunes

**Change Request:** M2-2 Light Industry District to C3-3 Commercial, Manufacturing and Employment District then to an Institutional Planned Development

**Purpose:** The zoning amendment is required in order to permit the construction of a new 2 story charter high school, soccer field and on-site parking for ninety-four (94) vehicles. The height of the proposed building is 50

**NO.18591-T1 (19<sup>th</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8476**

**Common Address:** 3914-3936 West 111<sup>th</sup> Street/ 11041-11059 South Harding Ave

**Applicant:** 111<sup>th</sup> St. Storage LLC

**Owner:** PK Development LLC

**Attorney:** Law Office of Samuel VP Banks

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

**Purpose:** The applicant proposes developing the site with a new two-story with basement building for use as a self-storage facility. The building will contain a total of 68,424 square feet. The building will be 26'-8" in height and will be masonry in construction. No parking spaces will be provided.

**NO.18594-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8479**

**Common Address:** 2332-2344 S Princeton Ave; 301-307 W 23<sup>rd</sup> Pl

**Applicant:** Shi Tan Zheng

**Owner:** Shi Tan Zheng and Shi Cai Zheng

**Attorney:** Mara Georges

**Change Request:** RM-5 Multi Unit District to B2-5 Neighborhood Shopping District

**Purpose:** A new mixed-use building , approximately 45,000 sf , with approximately 12 office/business \units , approximately 24 residential I units , approximately 27 parking spaces, and approximate height of 70'. Approximately 14,352 s f of office/business space.

**NO.18583 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8468**

**Common Address:** 1801-1853 W Jackson Blvd

**Applicant:** Blackhawk Community Ice Rink, LLC

**Owner:** Board of Trustees of Community College District No. 508

**Attorney:** Donna Pugh

**Change Request:** B3-3 Community Shopping District to an Institutional Planned Development

**Purpose:** 94,585 sq.ft. hockey practice facility/ community ice rink; 127 parking spaces; 26 bicycle spaces; building height: 52 feet

**NO.18584 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8469**

**Common Address:** 301-339 S Damen Ave; 1853-1959 W Jackson Blvd; 1840-1958 W Van Buren St

**Applicant:** Rush University Medical Center

**Owner:** Board of Trustees of Community College District No. 508

**Attorney:** Mara Georges

**Change Request:** B3-3 Community Shopping District to C1-5 Neighborhood Commercial District and then to an Institutional Planned Development

**Purpose:** The property will serve as a new campus for Rush University Medical Center. The Phase I building will be approximately 350,000 sq.ft; have approximately 200 parking spaces, and be approximately 250' feet high

**NO.18605 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8490**

**Common Address:** 820-850 West Lake St; 200-208 North Green Street; 201-209 North Green Street

**Applicant:** 200 Green Developer LLC

**Owner:** See application for list of owners

**Attorney:** Rich Klawiter & Katie Jahnke Dale

**Change Request:** C1-1 Neighborhood Commercial District to C3-5 Commercial, Manufacturing and Employment District and then to a Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the CI-1 Neighborhood Commercial District to the C3-5 Commercial, Manufacturing and Employment District then to a Business Planned Development to permit the construction of an approximately 11-story plus penthouse hotel with ground floor commercial and retail uses, accessory parking and accessory and incidental uses

**NO.18589-T1 (32<sup>ND</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8474**

**Common Address:** 2744 N Southport Ave

**Applicant:** Virage LLC

**Owner:** Square one ventures LLC-Southport Holdings

**Attorney:** Law Office of Mark Kupiec & Associates

**Change Request:** M2-2 Light Industry District to RT4 Residential Two-Flat, Townhouse and 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: 37'-10" high

**NO.18592-T1 (32<sup>ND</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8477**

**Common Address:** 2611 N Western; 2646 N Jones Street

**Applicant:** Red Cedar Partners LLC

**Owner:** Komar/ Goldstien Family Limited Partnership

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to C1-3 Neighborhood Commercial District

**Purpose:** Applicant proposes developing the site with a new 10,914 square foot, two-story day-care center with rooftop playground area. The building will be 44'-4" in height and will be masonry in construction. Eight (8) parking spaces will be provided to accommodate 23 staff members.

**NO.18587 (44<sup>th</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8472**

**Common Address:** 1342 W Belmont Ave

**Applicant:** Hibernian Development LLC

**Owner:** Hibernian Development LLC

**Attorney:** Thomas Moore

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

**Purpose:** To add three stories of 2 residential dwelling units on each new floor, for a total of 6 residential dwelling units and one commercial space on the first floor. The commercial space will remain as existing. The height of the building will be 50 feet. There will be 6 parking spaces.



**NO.18601 (45<sup>th</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8486**

**Common Address:** 5653 N Northwest Hwy

**Applicant:** Lisa O'Neill

**Owner:** Lisa O'Neill

**Attorney:** Gordon & Pikarski

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to B3-1 Community Shopping District

**Purpose:** The existing building will be used as a restaurant and bar with grand level outdoor patio. No dwelling units are proposed. The one story building will maintain the existing height and square footage.

**NO.18590 (46<sup>th</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8475**

**Common Address:** 1023 w Irving Park Road

**Applicant:** 1023 W Irving Park LLC

**Owner:** 1023 W Irving Park LLC

**Attorney:** Law Office of Mark Kupiec & Associates

**Change Request:** RM-5 Multi Unit District to B2-3 Neighborhood Mixed-Use District

**Purpose:** To demolish the existing building and build a new 4 story, 5 dwelling unit residential building; 5 parking spaces; no commercial space: 4 story, height 50

**NO.18600 (48<sup>th</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8485**

**Common Address:** 1465 W Balmoral Ave

**Applicant:** Shawn Joyce

**Owner:** Shawn Joyce

**Attorney:** Gordon & Pikarski

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

**Purpose:** The property will continue to be used as two residential dwelling units with no commercial space. The Applicant proposes to operate a vacation rental on the second floor in the existing building. Two parking spaces will continue being provided on site. The building will maintain its existing height with no proposed expansion

**NO.18586 (49<sup>th</sup> WARD) ORDINANCE REFERRED (12-9-15)**  
**DOCUMENT #02015-8471**

**Common Address:** 6805 North Greenview

**Applicant:** Greenview Building Corporation

**Owner:** Greenview Building Corporation

**Attorney:** Tyler Manic

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

**Purpose:** to legalize the existing enclosed porches as living space. There will be no changes to the existing building