

Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards

June 23, 2014

To be reported out June 25, 2014

RECEIVED
#3

NO. TAD-517 (42ND WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3326

2014 JUN 23 PM 3:04
PASS AS AMENDED

To amend Title 17-10 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to
Temporary Storage Containers

OFFICE OF THE
CITY CLERK

NO. A-8000 (11TH WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3366

Common Address: 3045 South Archer Ave
Applicant: Alderman James Balcer
Change Request: RS-1 Residential Single-Unit (Detached House) to C1-2 Neighborhood Commercial District

NO. A-8002 (23RD WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3368

Common Address: 5775 S Archer Ave
Applicant: Alderman Michael Zalewski
Change Request: RS3 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District

NO. A-8003 (39TH WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3371

Common Address: 4737-49 North Elston
Applicant: Alderman Margaret Laurino
Change Request: B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

NO. A-8004 (39TH WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3369

Common Address: 6141 North Cicero Ave
Applicant: Alderman Margaret Laurino
Change Request: B3-3 Community Shopping District to B1-1 Neighborhood Shopping District

NO. 18018 (1ST WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3298

Common Address: 1512 West Chestnut Street
Applicant: Innovare Properties LLC- Series 1 (Michael Cordaro and John Paollela)
Owner: Innovare Properties LLC- Series 1 (Michael Cordaro and John Paollela)
Attorney: Law Offices of Samuel VP Banks
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The existing building will be razed. The Applicant is seeking a zoning amendment in order to locate and establish a new, three-story, three unit, all residential building at the site. Each unit will have a private balcony (off of the front) and a private deck (off of the rear). The building will be masonry in construction and measure 38' in height. Three parking spaces will be provided on a concrete parking pad located at the rear of the lot.

NO. 18026-T1 (1ST WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3306

Common Address: 1732 North California Ave
Applicant: GML Development LLC
Owner: Gibbons Construction LLC
Attorney: Law Offices of Mark J Kupiec & Assoc
Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District
Purpose: To build a new three-story, 3 dwelling unit residential building; no commercial space; 3 parking spaces; height: 37'-10

NO. 18027 (1ST WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3307

VOLUNTARY TYPE 1

Common Address: 1520-22 W Huron Street
Applicant: Homeland Sales & Development Inc., and Andrzej Rogowski
Owner: Homeland Sales & Development Inc., and Andrzej Rogowski
Attorney: Law Offices of Mark J Kupiec & Assoc
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: To demolish the existing buildings and build one new four-story 6 dwelling unit residential building; no commercial space; 6 parking spaces; height: 46'-10"

NO. 18028 (1ST WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3308

Common Address: 2448-56 N Western Ave; 2403-11 W Altgeld
Applicant: Western Altgeld, LLC (See application for list of LLC members)
Owner: Western Altgeld, LLC (See application for list of LLC members)
Attorney: Scott Borestein and Richard Friedman
Change Request: C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District
Purpose: The owner-intends to develop a new mixed use five-story building at the site which will accommodate a 3,300 square feet medical office for his ophthalmology practice, 29 at grade parking spaces and 16 large 3-bedroom dwelling units in a proposed 60 foot high building.

NO. 17929-T1 (1ST WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-821

Common Address: 2550 West Fullerton Ave
Applicant: Sustainabuild LLC-2550 (Igor Petrushchak)
Owner: 2548 LLC
Attorney: Law Offices of Mark J Kupiec & Assoc
Change Request: B3-1 Community Shopping District to B3-3 Community Shopping District
Purpose: To demolish the existing building and to build one new mixed-use building with commercial/ retail on the ground floor and 15 dwelling units on the upper floors; 15 parking spaces; approximately 4650 square feet of commercial space; height: 49.5"

NO. 17965 (1ST WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1445

PASS AS REVISED

Common Address: 2501-19 W Armitage Ave

Applicant: Spearhead Properties LLC (Dimitri Nassai, Mario Greco, Tony Andrews, Chris Walsh, Sean Staunton)

Owner: T Dowd LLC

Attorney: Thomas Moore

Change Request: C1-1 Neighborhood Commercial District to B3-3 Community Shopping District Community Shopping District, and then to a Residential Business Planned Development

Purpose: To construct two four story mixed-use buildings connected by a one story central lobby/amenity space, with 78 (39 per building) residential dwelling units, a 4,875 sf retail space and 57 indoor parking spaces.

NO. 18019 (11TH WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3299

Common Address: 3505-3531 S Parnell Ave

Applicant: Parnell Court LLC (Shi Cai Zheng and Shi Tan Zheng)

Owner: Parnell Court LLC (Shi Cai Zheng and Shi Tan Zheng)

Attorney: Mara Georges of Daley and Georges

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

Purpose: Four 6-unit (24 total dwelling units), 3-story, 37' high townhouse buildings with 48 total parking spaces.

NO. 17907 (12TH WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-31

PASS AS REVISED

Common Address: 2601-2645 West 38th Street; 3802-3852 South Rockwell Ave; 2614-2644 West Pershing Road

Applicant: 39th and Archer LLC c/o First American Properties

Owner: 39th and Archer LLC c/o First American Properties

Attorney: Bernard Citron

Change Request: C1-2 Neighborhood Commercial District to a Business Planned Development

Purpose: The Applicant intends to construct a retail center including a health club of 40,000 square feet and three other retail buildings providing a maximum of 33,500 square feet with a total of 366 surface parking spaces

NO. 18011 (20TH WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2348

PASS AS REVISED AND AMENDED

Common Address: 6301-6321 S Stewart Ave, 6325-6329 S Stewart Ave, 307-319 W 63rd St, 327-361 W 63rd St, 6300-6316 S Harvard Ave, 6301-6315 S Harvard Ave, 6320-6332 S Harvard Ave, 6319-6333 S Harvard Ave, 6312-6356 S Yale Ave, 6400-6424 S Yale Ave, 244-344 W 64th St, 245-319 W 64th St and 6401-6425 S Harvard Ave

Applicant: St. Bernard Hospital

Owner: St. Bernard Hospital

Attorney: Carol Stubblefield

Change Request: B3-2 Community Shopping District to RM5 Residential Multi-Unit District; and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District; and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District

Purpose: Expand hospital campus for construction of new medical services building.

NO. 18010 (25th WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2347

PASS AS REVISED

Common Address: 2120 S Jefferson St.; 600-630 W Cermak

Applicant: Redmoon Theatre

Owner: Phillip Mumford

Attorney: Mara Georges of Daley & Georges

Change Request: C3-3 Commercial, Manufacturing and Employment District to a Business Planned Development

Purpose: The existing building (approximately 56,977 sf) will house a theater with occupancy up to 3,000 individuals, including eligibility for a public place of amusement license for a theater with 1,000+ capacity. 112 parking spaces will provided

NO. 18000 (25th WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2337

PASS AS REVISED

Common Address: 1212-1236 W Madison St; 1-9 N Elizabeth St

Applicant: Chicago Title Land Trust Company Trust No. 8002360838 (See application for list of LLC members)

Owner: Chicago Title Land Trust Company Trust No. 8002360838 (See application for list of LLC members)

Attorney: Rich Klawiter

Change Request: C1-3 Neighborhood Commercial District and C2-3 Motor Vehicle Related Commercial District to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property to construct a 46-unit addition to an existing 59-unit building at 1222 West Madison. The Applicant seeks to combine the existing building and the vacant parcel, upon which the new addition will be constructed, into a single zoning lot for purposes of calculating minimum lot area per dwelling unit. The combined 5-story buildings will have a maximum of 105 dwelling units.

NO. 18017 (25th WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3297

Common Address: 1903-1907 South Racine Ave

Applicant: Hans Heitmann

Owner: Hans Heitmann

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning amendment in order to convert the two (2) existing at grade commercial units to residential use. The existing structures will be improved on the exterior, but will otherwise remain unchanged in terms of building height and floor area. The existing 5,000 sq. ft. two-story (26 ft.) masonry building on the north will contain 2 dwelling units on the second-floor, and one at grade residential unit. The existing 6,100 sq. ft. four-story (46 ft.) masonry building on the south will contain 4 dwelling units (one per floor) and the 1,312 sq. ft. coach house at the rear will remain. The result will be 8 dwelling units with no commercial space and zero on-site parking.

NO. 18015-T1 (26th WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3295

Common Address: 3201 W Wabansia Ave and 1652-1654 N Kedzie
Applicant: Stanly Pluta
Owner: Stanly Pluta
Attorney: Gordan & Pikarski
Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District
Purpose: The subject site will be improved with a 49' 10" high residential building containing 27 residential units, 27 parking spaces. No commercial space is proposed.

NO. 18020 (26th WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3300

Common Address: 875 North Richmond St
Applicant: 875 N Richmond #3 LLC (See application for list of LLC members)
Owner: 875 N Richmond #3 LLC (See application for list of LLC members)
Attorney: Law Offices of Samuel VP Banks
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The existing two-story (with garden level/basement), two-unit, residential building 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 or physical alterations to the exterior of the building. There will be interior renovations, which will include the location of a kitchen in the garden level (basement) unit. There are, and will remain, two (2) onsite (garage) parking spaces located at the rear of the subject lot.

NO. 17850-T1 (27th WARD) ORDINANCE REFERRED (10-16-13)
DOCUMENT # O2013-7548

PASS AS AMENDED

Common Address: 722 North Ada Street
Applicant: 722 ADA LLC (Igor Blumin and Alex Zdanov)
Owner: 722 ADA LLC (Igor Blumin and Alex Zdanov)
Attorney: Law Offices of Mark J Kupiec & Assoc
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District
Purpose: Demolish the existing building and build a new three dwelling unit building; no commercial space; 3 parking spaces; height: 45'

NO. 18008-T1 (27th WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2345

Common Address: 456 N Carpenter St
Applicant: 456 N Carpenter Series of the Longford Group LLC (Padraic Connolly)
Owner: 456 N Carpenter Series of the Longford Group LLC (Padraic Connolly)
Attorney: Thomas Moore
Change Request: M2-2 Light Industry District to RM5 Residential Multi-Unit District
Purpose: To construct a 4 story 5 residential dwelling unit building (47' high), with no commercial space and 5 parking spaces

NO. 18030 (27th WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3310

Common Address: 1014 North Larabee Street
Applicant: THE DOMAIN GROUP LLC (Rory Arthurs)
Owner: THE DOMAIN GROUP LLC (Rory Arthurs)
Attorney: Law Offices of Mark J Kupiec & Assoc
Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District
Purpose: To build a new 8 dwelling unit residential building; no commercial; 8 parking spaces; 4-story / height: 54'

NO. 18044 (49th WARD) ORDINANCE REFERRED (5-28-14)
DOCUMENT # O2014-4175

Common Address: 6413-6415 North Wayne Ave
Applicant: 1300 W Devon Partners LLC (See application for list of LLC members)
Owner: 1300 W Devon Partners LLC (See application for list of LLC members)
Attorney: Mariah DiGrino DLA Piper
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The Applicant requests a rezoning of the subject property from the RS-3 Residential Single-Unit (Detached House) District to the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, to allow an approximately 13-space non-required off-site accessory parking lot as a special use to serve a proposed health center. Upon re-zoning, the Applicant intends to apply for a special use permit to allow non-required off-site accessory\` parking on the property.

NO. 18046 (49th WARD) ORDINANCE REFERRED (5-28-14)
DOCUMENT # O2014-4177

Common Address: 6412-6414 North Lakewood Ave
Applicant: 1300 W Devon Partners LLC (See application for list of LLC members)
Owner: 1300 W Devon Partners LLC (See application for list of LLC members)
Attorney: Mariah DiGrino DLA Piper
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The Applicant requests a rezoning of the subject property from the RS-3 Residential Single-Unit (Detached House) District to the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, to allow an approximately 13-space non-required off-site accessory parking lot as a special use to serve a proposed health center. Upon re-zoning, the Applicant intends to apply for a special use permit to allow non-required off-site accessory parking on the property

ADMINISTRATIVE ADJUSTMENTS

APPLICANT: The Leavitt Street Tavern, LLC.
Members: Theodore J. Harris, Sara Isabel Brick,
Daniel T. Brick and Brenda Brick
SUBJECT: Application for the Approval of an Administrative Adjustment
PREMISES AFFECTED: 2345 N. Leavitt Street
FILE NUMBER: 14-074-AA

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

Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
Or2014- 242	2	829 S Wabash	Best Neon Sign Company
Or2014-228	8	9000 S Stony Island	Midwest Sign & Lighting
Or2014-229	11	2201 S Halsted	Gracie Group
Or2014-230	11	2201 S Halsted	Gracie Group
Or2014-193	17	W 76 th Street & S Ashland	South Water Signs
Or2014-225	18	7601 S Cicero	Sure Light Sign Company
Or2014-226	18	7601 S Cicero	Sure Light Sign Company
Or2014-237	25	1100 S Canal St.	Blair Sign Programs
Or2014-238	25	1100 S Canal St.	Blair Sign Programs
Or2014-239	25	1100 S Canal St.	Blair Sign Programs
Or2014-233	25	1100 S Canal St.	Olympic Signs
Or2014-232	25	1100 S Canal St.	Olympic Signs
Or2014-234	25	1100 S Canal St.	Olympic Signs
Or2014-235	25	1100 S Canal St.	Olympic Signs
Or2014-236	25	1100 S Canal St.	Blair Sign Programs
Or2014-231	25	1100 S Canal St.	Olympic Signs
Or2014-277	26	4052 W Grand Ave	Midwest Sign & Lighting
Or2014-241	27	2333 W Madison St	The Holland Design Group
Or2014-250	34	1717 W 115 th St.	Doyle Signs Inc
Or2014-245	42	737 N Michigan Ave	Design Group
Or2014-243	44	3046 N Halsted St	Signco. Inc
Or2014-227	44	3401 N Clark	M-K Signs Inc.
Or2014-244	47	3300 N Campbell Ave	South Water Signs

Off-Premise Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
Q2014-3341	14	4500 W Ann Lurie Pl	View Outdoor Advertising
Or2014-249	27	1333 N Kingsbury St.	Project Outdoor LLC
Or2014-248	27	821 W Evergreen Ave	Project Outdoor LLC
Or2014-246	42	549 N Wells St.	Project Outdoor LLC
Or2014-247	42	549 N Wells St.	Project Outdoor LLC

Landmark Designations

DOC# O2014-4162 (24th WARD) ORDINANCE REFERRED (5/28/14)

To designate the (former) Anshe Sholom Synagogue Building at 754 South Independence Blvd and 3808 W Polk Street as a Historical Landmark

Landmark Fee Waivers

DOC# Or2014-251 (43rd WARD) ORDER REFERRED (5/28/14)

Waiver of Building Permit Fees for the property located at 518 W Fullerton Pkwy