

Meeting Of The Committee on Zoning Landmark & Building Standards

TUESDAY, JANUARY 5, 2016 AT 10:00 AM
COUNCIL CHAMBERS, 2nd 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 Reverse Numerical Order
According to Ward

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TAD-538 (14th & 20th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT # O2015-8241

Amendment of Municipal Code Section 17-9-0129 concerning **medical cannabis dispensing organizations and cultivation centers**

NO. A-8191 (35th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT # O2015-8074

Common Address: 2614-16 N Milwaukee Ave

Applicant: Alderman Carlos Ramirez-Rosa

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

NO. A-8190 (25th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT # O2015-8073

Common Address: 2134-46 S Ashland Ave; 1601-27 W 21st Place

Applicant: Alderman Daniel Solis

Change Request: C1-2 Neighborhood Commercial District to M1-1 Limited Manufacturing/
Business Park District

NO. A-8188 (19th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT # O2015-8069

Common Address: 3219-25 W 111th Street; 11100-11114 S Kedzie Ave

Applicant: Alderman Matthew O'Shea

Change Request: B3-2 Community Shopping District to B1-1 Neighborhood Shopping District

NO. A-8189 (19th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT # O2015-8071

Common Address: 11154-58 S Kedzie Ave; 11141-59 S Kedzie Ave

Applicant: Alderman Matthew O'Shea

Change Request: B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

NO. A-8187 (11th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT # O2015-8067

Common Address: 1010-58 W 35th Street

Applicant: Alderman Patrick Thompson

Change Request: Residential Planned Development No. 961 to M1-1 Limited Manufacturing/
Business Park District

NO. A-8185 (8th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT # O2015-8064

Common Address: 1334-44 E 79th Street

Applicant: Alderman Michelle Harris

Change Request: B3-2 Community Shopping District to RS3 Residential Single-Unit (Detached House) District

NO. A-8186 (8th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT # O2015-8066

Common Address: 1652-56 East 79th Street

Applicant: Alderman Michelle Harris

Change Request: B3-2 Community Shopping District to RS3 Residential Single-Unit (Detached House) District

NO.18567-T1 (48th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8027

Common Address: 5940 N Sheridan

Applicant: Angela Valavanis and Stelios Valanis

Owner: Marcelle Payton

Attorney: Patrick Turner

Change Request: RM-6 Residential Multi Unit District to B1-1 Neighborhood Shopping District

Purpose: The property is a single-family residence with a landmark designation.' The proposed re-zoning will allow the property to be used as co-working space where business professionals share offices and resources. There will be no dwelling units and approx.. 10 parking spaces. Floors one and two are each approx.. 3,350 sq. ft. and the 3rd floor is approx.. 1,023 sq. ft., for a total of 7,723 sq. ft. of co-working space. The height of the building is 38 feet and will not change

NO.18574 (47th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8034

Common Address: 4711-4713 N Hermitage Ave

Applicant: FBF LLC

Owner: FBF LLC and Johny and Eris Buendia

Attorney: Law Office of Samuel VP 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 seeking to subdivide the subject zoning lot (50' x 147') into two zoning lots, measuring 25' x 147'. each. The existing two-story, two dwelling unit (masonry) building (25.7' height), with one detached garage, at 4713 North Hermitage Ave., will remain unchanged. The newly established zoning lot at 4711 North Hermitage Ave, will be redeveloped with a new two-story single-family residence, with new detached two-car garage. The proposed new single-family residence will be masonry in construction and measure 25.6' in height.

NO.18577 (47th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8037

Common Address: 4614-32 N Lincoln Ave

Applicant: Thomas Fencil & Mary Fencil

Owner: Chicago Title Land Trust No. I-2992

Attorney: Law Office of Samuel VP Banks

Change Request: B1-1.5 Neighborhood Shopping District to B3-3 Community Shopping District

Purpose: The Applicants are seeking a zoning amendment in order to rehabilitate the commercial space (storefronts) of the existing three-story mixed-use building (30,568 square feet), including the erection of a one-story inlay addition (950 square feet), which will allow for the location and establishment of a new restaurant, with liquor sales/service in conjunction with the serving of food, within the existing grade-level commercial space (5,006 square feet), fronting Lincoln Avenue. There will continue to be twelve (12) dwelling (apartment) units (8,040 square feet), located on the second and third floors of the existing building, fronting Lincoln Avenue. The Davis Theatre (17,522 square feet) will continue to operate, as is, at the rear of the existing building, with one (1) dwelling (apartment) unit (2,696 square feet) above, for a total of thirteen (13) dwelling units at the Site. Except for the interior buildout of the new (general) restaurant, including the erection of a one-story inlay addition, no physical expansion of the existing building is intended or necessary. The building, as renovated, will continue to measure 39'- 3" in height and will be masonry in construction. There is, and will remain, no on-site parking for the building.

NO.18575 (44th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8035

Common Address: 1445 W Roscoe Ave

Applicant: Old Town Ventures LLC

Owner: Peter Ting

Attorney: Law Office of Samuel VP Banks

Change Request: RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The applicant is seeking to raze the existing structures and to redevelop the property with a new three story three dwelling unit; residential building, and a new three story; three dwelling unit, residential building, and a new three car detached garage. The new proposed building will be masonry in construction and measure 38'0" in height

NO.18581-T1 (43rd WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8041

Common Address: 939 W Armitage Ave

Applicant: Cal Partners LLC Series VII 4800 North Clark

Owner: Cal Partners LLC Series VII 4800 North Clark

Attorney: Andrew Scott

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

Purpose: The existing 53'2" tall building (4 stories) will have a total of two dwelling units on floors two to four, ground floor retail and no parking

NO.18578-T1 (41st WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8038

Common Address: 7349-59 W North Shore Ave/ 6675 N Oketo Ave

Applicant: KD Investment Services INC

Owner: Edison Park Community Church

Attorney: Paul Kolpak

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

Purpose: four 2-story single family residences with basement and a 2-car detached garage per home, no commercial space. Building height: 7349 W North Shore Ave at 29'-9"; 7353 W North Shore Ave at 29'-0" 7355 W North Shore Ave at 29'9"; 7359 W North Shore Ave at 29'8"

NO.18582-T1 (27th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8042

Common Address: 345 N Kedzie

Applicant: Corry Williams

Owner: Corry Williams

Attorney: Rolando Acosta

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

Purpose: The existing one-story (14.5 ft.) building containing approximately 1543.00 sq. ft. will be remodeled for use as an art gallery or retail or office uses and the existing two-car, 630 sq. ft. garage will be retained.

NO.18571 (26th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8031

Common Address: 634 N Rockwell Ave

Applicant: Rockwell Property Development, Inc.

Owner: Rockwell Property Development, Inc.

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To demolish the existing residential building and build a new 3 story, single family house 2 parking spaces: no commercial space: height 38'

NO.18579 (25th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8039

Common Address: 1801 W 21st St

Applicant: Gemma Properties LLC

Owner: Gemma Properties LLC

Attorney: Warren E Silver

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

Purpose: to allow for the adaptive re-use of a former retail space to be used for a residential dwelling unit

NO.18568 (25th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8028

Common Address: 545-71 W Polk St; 805-811 S Jefferson St

Applicant: 571 W Polk, LLC

Owner: 571 W Polk, LLC

Attorney: Meg George

Change Request: DS-5 Downtown Service District to DX-7 Downtown Mixed Use District and then to a Planned Development

Purpose: The Applicant seeks to rezone the parcel to a Planned Development in order to allow for the construction of a new 22-story residential building with 110 dwelling units and 112 parking spaces, along with the continued existence of a 3 story office building .

NO.18569-T1 (1st WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8029

Common Address: 2245-49 N Rockwell Street

Applicant: Kevin O'Donnell

Owner: Kevin O'Donnell

Attorney: Thomas Moore

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

Purpose: In order to allow for the construction of a townhouse development consisting of two, four-unit residential dwelling unit townhouse buildings with 4 parking spaces each, and 2, three-unit residential dwelling unit townhouse buildings with 3 parking spaces each, for a total of 14 residential dwelling units townhouse buildings with 14 parking spaces. The front buildings will be two stories and 34' - 10" in height each and the rear buildings will be three stories and a height of 35'-0" each

NO.18570-T1 (1st WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8030

Common Address: 1056-1100 N Ashland Ave

Applicant: WPA 8, LLC

Owner: Church of God for the North Central Spanish District

Attorney: Thomas Moore

Change Request: B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: To demolish the existing building but preserve the facade to be used for a new 5 story, 34 residential dwelling unit building with 8 parking spaces. The height of the building will be 55' - 8". This will be a Transit Oriented Development.

NO.18572 (1st WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8032

Common Address: 1719-29 N Campbell Ave

Applicant: GML Development LLC

Owner: GML Development LLC and Jorge Montero

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To allow a division of an improved zoning lot into 2 separate lots; the existing 2-story buildings at 1727- 1727-29 will remain (2 DU in the front and SFH in the rear); 3 parking spaces; the lots at 1719-25 N. Campbell are improved with a garage (to be demolished)

NO.18573-T1 (1st WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8033

Common Address: 2435-49 N Western Ave; 2361 W Altgeld

Applicant: 2435 N Western LLC

Owner: Network 2435 Western LLC

Attorney: Law Office of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District

Purpose: The applicant proposes a four-story masonry building containing 2830 sq.ft. of retail space at grade and a total of thirty-six (36) dwelling units. Thirty (30) on-site parking spaces will be located within the proposed building. The proposed building will be masonry in construction and will measure 49'8" in height. The Applicant will seek Variations to reduce the on-site parking requirement for the proposed building; to reduce the minimum lot area requirement; and to reduce the rear setback requirement. No loading will be provided; the Applicant will seek a loading Variance

NO.18576 (1st WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8036

Common Address: 1373-1375 N Milwaukee Ave

Applicant: 1373-1375 N Milwaukee Adventures, Inc.

Owner: 1373-1375 N Milwaukee Adventures, Inc.

Attorney: Law Office of Samuel VP Banks

Change Request: B1-2 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

Purpose: The Applicant is seeking to convert one of the existing commercial units, on the second floor of the three-story mixed-use building (1375 N. Milwaukee), into a dwelling unit. The existing four-story mixed-use building (1373 N. Milwaukee), and the units contained therein, will remain unchanged. After the proposed conversion, the property - in its entirety, will contain a total of two commercial units (3,686.6 SF), at grade level, and six dwelling units, above. No exterior physical expansion of the buildings is intended or required. The three-story building (1375) measures 42'-0" (approx.) in height and the four-story building (1373) measures 53'-6" (approx.) in height. There will continue to be on-site interior parking for four vehicles.

NO.18580 (1st WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8040

Common Address: 2500-20 W Cortland St. 1900-24 N Cambell Ave/ 2501-31 W Homer St.

Applicant: Guardian Properties LLC

Owner: Harris Homer LLC

Attorney: Rolando Acosta

Change Request: C1-1 Neighborhood Commercial District and RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District and then to a Residential Planned Development

Purpose: Fifty three-story townhomes with rooftop enclosure and two parking spaces per unit and no loading berths.