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MEETING
OF THE
COMMITTEE ON ZONING
LANDMARK & BUILDING
STANDARDS

MONDAY, DECEMBER 11, 2017 AT 10:00 AM
201-A, 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

DOCUMENT # O2017-7341

Common Address: 1622-1708 N Halsted

Applicant: Alderman Michele Smith

Change Request: C1-2 Neighborhood Commercial District to B3-2 Community Shopping District

NO. A-8354 (39th WARD) ORDINANCE REFERRED (10-11-17)

DOCUMENT # O2017-7340

Common Address: 4357 W Bryn Mawr Ave

Applicant: Alderman Margaret Laurino

Change Request: POS-1 Parks and Open Spaces District to RS1 Residential Single Unit (Detached House) District

NO. A-8352 (35th WARD) ORDINANCE REFERRED (10-11-17)

DOCUMENT # O2017-7337

Common Address: 2800-2957 N Milwaukee Ave; 3015 N Elbridge Ave

Applicant: Alderman Carlos Ramirez Rosa

Change Request: B1-3 Neighborhood Shopping District, B2-2 Neighborhood Mixed-Use District, B3-1 Community Shopping District, B3-5 Community Shopping District and C1-2 Neighborhood Commercial District to B2-1 Neighborhood Mixed-Use District

NO. A-8353 (35th WARD) ORDINANCE REFERRED (10-11-17)

DOCUMENT # O2017-7338

Common Address: 2610-2787 N Milwaukee Ave

Applicant: Alderman Carlos Ramirez Rosa

Change Request: B1-3 Neighborhood Shopping District, B3-2 Community Shopping District, B3-3 Community Shopping District, C1-1 Neighborhood Commercial District, C1-3 Neighborhood Commercial District, and C1-5 Neighborhood Commercial District to B2-1 Neighborhood Mixed-Use District

TAD-563 (34th WARD) ORDINANCE REFERRED (11-8-17)

DOC # o2017-7825

Amendment of Municipal Code Section 17-3-0207-MM by removing special use approval requirement for a hair salon, nail salon, or barbershop within Zoning District B3

NO. A-8351 (32nd WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT # O2017-7335

Common Address: 3126-38 W Armitage Ave

Applicant: Alderman Scott Waguespack

Change Request: C1-2 Neighborhood Commercial District to C1-1 Neighborhood Commercial District

NO. A-8349 (11th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT # O2017-7333

Common Address: 3437 S Lowe Ave

Applicant: Alderman Patrick Thompson

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

NO. A-8348 (1st WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT # O2017-7331

Common Address: 1400 N Campbell Ave

Applicant: Alderman Proco Joe Moreno

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

NO. 19422 (46th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7745

Common Address: 4506 N Sheridan

Applicant: 4506 N Sheridan LLC

Owner: 4506 N Sheridan LLC

Attorney: Warren Silver

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-1 Neighborhood Mixed-Use District

Purpose: Apprx 2,400 sq.ft. of office to be used presently for a real estate business, and three dwelling units, eight off street parking spaces, and a building height of approx. 30.0 (no change to height)

NO. 19429 (46th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7752

Common Address: 1030 W Sunnyside; 4525 N Kenmore

Applicant: Morningside Sunnyside, LLC

Owner: Morningside Sunnyside, LLC

Attorney: Edward Kus

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and Residential Planned Development No. 1346 to B2-5 Neighborhood Shopping District and B2-5 Neighborhood Shopping District to Residential Planned Development No. 1036, as amended

Purpose: To establish a new Sub Area. The existing building is a Landmark and contains 64 dwelling units with 28 parking spaces. Its height is 69.4' No commercial space. New Sub Area B will contain 144 units; 7 parking spaces; 2,400 Sq.ft. commercial; 128' tall

NO. 19430 (42nd WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7753

Common Address: 365 W Huron St.

Applicant: Morningside Huron, LLC

Owner: See application for owner

Attorney: Edward Kus

Change Request: Residential Business Planned Development No. 461 to Residential Business Planned Development No. 461, as amended

Purpose: 45 unit residential building with 51 accessory parking spaces. The building will be approximately 138' in height. There is no commercial space

NO. 19418-T1 (44th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7741

Common Address: 1216-1218 w Belmont Ave

Applicant: Belmont Development LLC

Owner: Belmont Development LLC

Attorney: Michael Ezgur

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

Purpose: To construct a four story mixed use building containing approximately 1,770 sq.ft. of ground floor commercial space, six residential dwellings units, seven automobile parking spaces and no loading berth. The height of the proposed building will be 44 feet and 6 inches

NO. 19438-T1 (39th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7762

Common Address: 4346-4358 W Lawrence Ave

Applicant: Chicago Progress LLC
Owner: Chicago Progress LLC
Attorney: Law Office of Samuel VP Banks
Change Request: B3-1 Community Shopping District to B3-3 Community Shopping District

Purpose: The Applicant is proposing to develop the subject property with a four-story mixed-use building that will contain retail space at grade and twenty-four (24) residential units above. The proposed building will be masonry construction. The proposed building will be 52 feet 6 inches in height. The proposed gross retail space will be 6,209 square feet. Onsite garage parking for twenty-six (26) cars will be located within the rear of the proposed building.

NO. 19440-T1 (39th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7764

Common Address: 4737-39 N Pulaski Road

Applicant: Batool Auto, Inc.
Owner: Batool Auto, Inc.
Attorney: Paul Kolpak
Change Request: B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related Commercial District

Purpose: Auto repair sale shop with 2 lift and 4 interior parking spaces, zero dwelling units. Approximate commercial space= 5814.09 Sq.ft., height of existing building= 19.4 (highest point of building)

NO. 19436-T1 (32nd WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7760

Common Address: 1892-1900 N Milwaukee Ave

Applicant: 1894 LLC, a Delaware LLC
Owner: 1894 N Milwaukee LLC, an IL LLC
Attorney: Andrew Scott
Change Request: M1-1 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District

Purpose: The applicant proposes to redevelop the property to provide for a six-story brick building with 27 dwelling units in total all located above the ground floor as follows: six (6) units each on the second, third, fourth and fifth floors, and three (3) units on the sixth floor. The property is within 1,320 feet of a CTA rail station entrance and as result, parking will be reduced by more than 50% percent to result in five (5) parking spaces on site. The applicant will seek a variation to remove an off-street loading requirement. There will be 1,685.25 square feet of commercial space on the ground floor. The building height of the new building will be 70 feet 0 inches

NO. 19433 (30th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7756

Common Address: 3555 N Milwaukee Ave

Applicant: Berenstein Properties LLC

Owner: Berenstein Properties LLC

Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz

Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed-Use District

Purpose: Three dwelling units, the height of the existing building will remain the same. 3 parking spaces will be provided

NO. 19439-T1 (30th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7763

Common Address: 4167-69 W Cornelia Ave

Applicant: A & SL Construction

Owner: A & SL Construction

Attorney: Paul Kolpak

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

Purpose: To construct 2 new two story homes with a basement and 2 car detached garages. The height of each house will be 26 feet 6 inches. No commercial space

NO. 19432 (29th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7755

Common Address: 112 S Parkside

Applicant: Joy Harris

Owner: Joy Harris

Attorney: Lewis Powell III

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

Purpose: A new two story with basement four dwelling unit building with 7,286 sq.ft. of floor area, 28 ft. high, four off street parking spaces

NO. 19434-T1 (27th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7757

Common Address: 2623 W Monroe St.

Applicant: Saffron Capital Partners LLC
Owner: Saffron Capital Partners LLC
Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz
Change Request: M1-2 Limited Manufacturing/ Business Park District to RM4.5 Residential Multi-Unit District
Purpose: After rezoning the building will be 28.5" feet in height and will contain 3 dwelling units. 2 parking spaces will be provided

NO. 19423 (26th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7746

Common Address: 2044 W Ohio St

Applicant: Richard Watts
Owner: Richard Watts
Attorney: Thomas Moore
Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: To build a 3 story 2 dwelling unit building with basement with a height of 35 feet

NO. 19441-T1 (26th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7765

Common Address: 2658 W Grand Ave

Applicant: Tom Kalembo
Owner: Tom Kalembo
Attorney: Paul Kolpak
Change Request: M1-1 Limited Manufacturing/ Business Park District to B2-2 Neighborhood Mixed-Use District
Purpose: To remove the existing roof structure and rear 1 story and erect a 2nd floor addition over 1 story single family home with basement and 2 story rear frame addition with basement and detached masonry garage with roof deck. The height will be 26 inches 8 feet. No commercial space

NO. 19416 (25th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7739

Common Address: 1833 S Throop

Applicant: Ruben Sereno

Owner: Ruben Sereno
Attorney: Rolando Acosta
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-2 Neighborhood Mixed-Use District
Purpose: Three-story residential building, containing approximately 6,300 square feet with three residential dwelling units and two parking spaces.

NO. 19431-T1 (24th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7754

Common Address: 1852 S Albany Ave
Applicant: Chicago Housing Authority
Owner: Chicago Housing Authority
Attorney: Terrance Diamond
Change Request: B3-3 Community Shopping District to B3-3 Community Shopping District
Purpose: To increase the number of permitted dwelling units from 14-19 on the 3rd floor of the building. First and second floors will be used by CHA for its administrative offices and related functions

NO. 19417 (25th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7740

Common Address: 1644 W Cermak Road
Applicant: JIA Properties LLC
Owner: JIA Properties LLC
Attorney: Rolando Acosta
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District
Purpose: Three-story residential building, with six residential dwelling units and three parking spaces, no additions are proposed

NO. 19427 (19th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7750

Common Address: 11060 S Western Ave
Applicant: Americanos LLC

Owner: Leona's Properties LLC Beverly Series
Attorney: Joseph Kreeger
Change Request: B1-1 Neighborhood Shopping District to B3-1 Community Shopping District
Purpose: To be used as a restaurant with bar. No parking spaces on lot parking located across the alley. No dwelling units. Total square footage of commercial space approximately 4700 sq.ft.

NO. 19421 (12th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7744

Common Address: 2427-2429 S Kedzie Ave

Applicant: VIP Real Estate LTD
Owner: VIP Real Estate LTD
Attorney: Homero Tristan
Change Request: B3-2 Community Shopping District to C1-2 Neighborhood Commercial District
Purpose: Operation of a hand car wash with a limited business license

NO. 19428 (12th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7751

Common Address: 1844-1850 W 35th St

Applicant: KYZ LLC
Owner: KYZ LLC
Attorney: Richard Toth
Change Request: RS3 Residential Single-Unit (Detached House) District to B2-1.5 Neighborhood Mixed-Use District
Purpose: The rehabilitation and reuse of the existing building and to allow the issuance of business licenses for business and commercial uses at the property. No dwelling units. No parking spaces. Approx 3,900 sq.ft. of commercial space; approximately 12 feet high

NO. 19435 (12th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7758

Common Address: 2400 S Sacramento Ave

Applicant: Ellseo Carrillo

Owner: Ellseo Carrillo

Attorney: Vasillos Sarikas

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-1 Neighborhood Shopping District

Purpose: The proposed use of the property is to allow a small service restaurant / ice cream retail shop in the vacant store front, there will be no change to the existing three dwelling units, the approx. square footage of the shop is 2000 sq.ft. the building is approx. 20 ft.

NO. 19419-T1 (11th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7742

Common Address: 2139 S Halsted St.

Applicant: Del Toro Capital LLC

Owner: Del Toro Capital LLC

Attorney: Amy Degnan

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

Purpose: To allow for an expansion of to an outdoor patio in conjunction with the restaurant on adjoining lots 2133, 2135 and 2137 S Halsted St.

NO. 19420 (11th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7743

Common Address: 4248-4258 S Normal Ave; 500-502 W 43rd St

Applicant: Murray Builders, Inc.

Owner: Murray Builders, Inc.

Attorney: Amy Degnan

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

Purpose: Four new town homes, approx. 6,550 total sq.ft. The town homes will be approx. 26'5" in height with a 4 car detached garage

NO. 19425 (8th WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7748

Common Address: 7801 S Chappel

Applicant: Roka Properties Corporation

Owner: Roka Properties Corporation

Attorney: Thomas Moore

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

Purpose: To construct a 1 dwelling unit in the existing basement of a 2 story 2 dwelling unit building 26 feet in height for a total of 3 dwelling units and 3 parking spaces

NO. 19426-T1 (2nd WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7749

Common Address: 2507-11 N Southport Ave

Applicant: 2507 N Southport LLC

Owner: Catherine and Louis Barlock

Attorney: Thomas Moore

Change Request: C1-1 Neighborhood Commercial District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Applicant seeks to construct a 3 story with basement 6 dwelling unit building 37.8 feet in height with 6 parking spaces. Applicant also seeks to construct a 3 story with basement 3 dwelling unit building 37.8 feet in height and 3 parking spaces

NO. 19442 (2nd WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7766

Common Address: 1612 W Chicago Ave

Applicant: I Do Dance Studio LLC

Owner: 1612 Chicago Adventures LLC

Attorney: Barry Ash

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

Purpose: A ballroom dance studio and banquet hall. There are no dwelling units located on the subject property. The square footage of the space is 4, 880 square feet. There are no parking spaces provided for the first 10,00 sq.ft. is exempt from parking requirements for the property is located on a Pedestrian Street. The height of the proposed building varies 19.5 ft to 12 ft

NO. 19424-T1 (1st WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7747

Common Address: 1837-41 N California

Applicant: SNS Realty Group LLC 1841 N California LLC

Owner: SNS Realty Group LLC 1841 N California LLC

Attorney: Thomas Moore

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: To build a 4 story dwelling unit building with 14 interior parking spaces and a building height of 42 feet

NO. 19437-T1 (1st WARD) ORDINANCE REFERRED (11-8-17)
DOCUMENT #O2017-7761

Common Address: 1462 W Ohio St.

Applicant: Noble Buildings LLC

Owner: Barbara Spiotto Living Trust

Attorney: Law Office of Samuel VP Banks

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

Purpose: to develop the subject property with a four story residential building that will contain three dwelling units. The proposed building will be masonry in construction. The proposed building will be 45 feet in height a three car detached garage will be located at the rear of the subject lot