

Meeting Of The Committee on Zoning Landmark & Building Standards

TUESDAY DECEMBER 17, 2013 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 Numerical Order
According to Ward

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NO. TAD-509 (35th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8424

To amend Section 17-6-0403 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, by inserting language in regards to *Sports and Recreation for Planned Development No 14*

NO. A-7957 (9th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8635

Common Address: 12475-83 South Michigan Avenue
Applicant: Alderman Anthony Beale
Change Request: RS-2 Residential Single-Unit (Detached House) to POS-1 Parks and Open Space District

NO. A-7958 (9th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8638

Common Address: 1-32 East 113th Place
Applicant: Alderman Anthony Beale
Change Request: B3-2 Community Shopping District to RS3 Residential Single-Unit (Detached House) District

NO. A-7959 (11th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8641

Common Address: 500 West 31st Street
Applicant: Alderman James Balcer
Change Request: C1-3 Neighborhood Commercial District to RS3 Residential Single-Unit (Detached House) District

NO. A-7956 (22nd WARD) ORDINANCE REFERRED (11-14-13)
DOCUMENT # TBD

Common Address: West 26th Street from The Centerline of South St. Louis Avenue on the west and the centerline of South Homan Avenue on the east
Applicant: Alderman Ricardo Muñoz
Change Request: To remove the Pedestrian Street Designation

NO. A-7960 (25th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8652

Common Address: the public alley next north of and parallel to West 22nd Place; a line 125 feet west of and parallel to South Hoyne Avenue; West 22nd Place; and a line 250 feet west of and parallel to South Hoyne Avenue

Applicant: Alderman Daniel Solis

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

NO. A-7961 (25th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8646

Common Address: West Polk Street right-of-way; South Wells Street; West Taylor Street right-of-way; and the south branch of the Chicago River

Applicant: Alderman Daniel Solis

Change Request: Residential Business Planned Development No. 225 to DX-3 Downtown Mixed-Use District

NO. A-7962 (25th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8430

Common Address: Cermak Road between South Princeton Avenue; South Wentworth Avenue

Applicant: Alderman Daniel Solis

Change Request: To Designate as a Pedestrian Street

NO. A-7963 (25th WARD) ORDINANCE REFERRED (11-14-13)
DOCUMENT # O2013-8429

Common Address: Blue Island Avenue from West 16th Street; a line lying 360 feet southwest of West 16th Street (as measured along the eastern right of way of South Blue Island Avenue) and perpendicular to South Blue Island Avenue

Applicant: Alderman Daniel Solis

Change Request: To remove pedestrian retail street designation

NO. A-7965 (41st WARD) ORDINANCE REFERRED (11-14-13)
DOCUMENT # O2013-8669

Common Address: 5200 N Rose St

Applicant: Alderman Mary O'Connor

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

NO. A-7966 (43rd WARD) ORDINANCE REFERRED (11-14-13)
DOCUMENT # O2013-8672

Common Address: 6-20 East Scott Street

Applicant: Alderman Michelle Smith

Change Request: RM6.5 Residential Multi Unit District to RM-5 Multi Unit District

NO. 17874 (1st WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # SO2013-8388

Common Address: 1525 West Fry Street

Applicant: The Domain Group (Rory Arthurs)

Owner: The Domain Group (Rory Arthurs)

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: 3 dwelling unit residential building; 3 parking spaces; height: 40'-5"

NO. 17870 (2nd WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8384

Common Address: 1515-1517 W Haddon Ave

Applicant: MMAS LLC and WPA 2 LLC (See application for list of LLC members)

Owner: MMAS LLC and WPA 2 LLC (See application for list of LLC members)

Attorney: Thomas Moore

Change Request: B1-3 Neighborhood Shopping District and RS3 Residential Single-Unit (Detached House) District to B1-3 Neighborhood Shopping District and then to a Residential Business Planned Development

Purpose: To build a 6 story (72.8' in height) building with 45 residential dwelling units on floors 2-6, approximately 2,150 sq ft. Real Estate Office and 23 parking spaces on the 1st floor for the dwelling units.

NO. 17880 (2nd WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8394

Common Address: 141-173 W Oak Street; 940-948 North LaSalle Street; 931-951 N Wells St

Applicant: Moody Bible Institute

Owner: Moody Bible Institute

Attorney: John George of Schuyler, Roche & Crisham

Change Request: Planned Development No. 156 to Planned Development No. 156, as amended

Purpose: Technical amendment to allow student housing as a specifically permitted use

NO. 17884 (4th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8398

Common Address: 4321 S Cottage Grove

Applicant: T Young Investments (Terrence Young)

Owner: T Young Investments (Terrence Young)

Attorney: Maria Barlow

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

Purpose: Existing 2 story building with 2 commercial units that will be used as a banquet facility and public place of amusement that will be rented to the public for both public and private events, such as live entertainment, wedding receptions, birthday parties and other similar events. The first floor of the building is 3200 square feet, the second floor of the building is 3200 square feet. There is no on-site parking, however owners plan to apply for an administrative adjustment that will allow for the use of a shared parking lot that is less than 100 feet away from the property with 28 parking spaces. Additionally, owners have acquired a vacant lot that is at the immediate rear of the property that will be developed to provide additional 30 parking spaces. The owners plan to submit a separate application for an administrative adjustment to address all parking

NO. 17885 (5th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8399

Common Address: 5432-44 S Woodlawn, 1162-68 East 54th Place

Applicant: MRR 5432 S Woodlawn LLC

Owner: Lutheran School of Theology at Chicago

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The subject property is improved with a three-story building containing thirty (30) dwelling units. The Applicant is seeking a zoning amendment in order to permit ten (10) additional dwelling units to be located within the basement level of the existing building at the subject property. There will be no physical expansion of the existing building. Sixteen (16) new on-site parking spaces will be located at the rear of the subject lot.

NO. 17876 (11th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8390

Common Address: 2420 S Halsted Street

Applicant: 2420 South Halsted Chicago LLC (See application for list of LLC members)

Owner: 2420 South Halsted Chicago LLC (See application for list of LLC members)

Attorney: Law Offices of Samuel VP Banks

Change Request: PMD No. 11 (A) to a Waterways-Heliport Planned Development

Purpose: The proposed Planned Development is required in order to permit the location and establishment of a heliport/vertiport, with accessory buildings and ancillary uses, at the subject site. The proposed Planned Development will consist of *inter alia*, (i) a touchdown and lift-off area ("TLOF")(6,000 sq. ft.); (ii) taxiway; (iii) 14 helipads (aircraft parking pads); (iv) a one-story aircraft hangar (17,500 sq. ft.); (v) a two-story terminal building (16,800 sq. ft.), with rooftop observation deck; (vi) an above-ground (self-contained) aircraft fueling station (12,000 gallons); (vii) onsite parking for 36 vehicles; and (viii) a water taxi (watercraft;) dock. The hangar and terminal will be constructed of insulated metal and glass, and measure 28'-9" and 35'-0" in height, respectively.

NO. 17873 (12th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8387

Common Address: 3334-44 West 26th Street

Applicant: Eduardo Munoz

Owner: Fernando Munoz

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-2 Community Shopping District to C2-2 Motor Vehicle Related Commercial District

Purpose: Auto sales - outdoor; approximately 500 square feet of office space; one story; Required parking

NO. 17889 (22nd WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8403

Common Address: 3200-3232 South Kedzie Avenue

Applicant: 3200 S Kedzie LLC

Owner: Azteca Mall LLC

Attorney: Andrew Scott

Change Request: Business Planned Development No. 1170 to Business Planned Development No 1170, as amended

Purpose: The property is currently improved with approximately 204,000 square feet of building area. Approximately 70,000 square feet will be used for a Class II Recycling Facility while the rest will continue to be available for commercial and retail purposes.

O. 17878 (26th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8392

Common Address: 2338 West Grand Avenue

Applicant: Maurice Connolly

Owner: Dominic Corriero

Attorney: Daniel Lauer

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant intends to construct a four (4) story building consisting of one (1) commercial space and three (3) residential dwelling units with three (3) garage parking spaces to the rear. The footprint of the building will be 25 ft x 70 ft. and will be 50 ft. high., as defined by City Zoning Code.

NO. 17887-T1 (26th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8401

Common Address: 2442-2446 West Ohio Street

Applicant: Panoptic Group Development (Bogden Popovych)

Owner: Panoptic Group Development (Bogden Popovych)

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-2 Neighborhood Mixed Use District

Purpose: The two (2) existing single family homes on the subject lots will be razed. The subject property will then be redeveloped with three (3) new single family homes. Each of the proposed buildings will be of masonry and frame construction. All three (3) single family homes will be 26'-6" in height. Each of the three (3) subdivided lots will provide onsite garage parking for 2 cars.

NO. 17871 (27th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8385

Common Address: 1510 North Wells Street

Applicant: Wells Holdings LLC (DBA Benchmark Bar & Grill) (See application for list of LLC members)

Owner: STORE Master Funding II, LLC

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: B3-5 Community Shopping District to C1-5 Neighborhood Commercial District

Purpose: The existing restaurant to remain with a tavern license; the new class of license, however, will not alter any aspect of the existing restaurant operation: there will be no change to the Applicant's business model, its hours of operation will remain as-is, and its kitchen will continue to serve full meals from its extensive menu. To change the existing Consumption on Premises-Incidental: approximately 8,255 SF of commercial space: existing height to remain 2-story: no existing parking

NO. 17877-T1 (27th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8391

Common Address: 955 W Grand Ave

Applicant: 955 Grand Adventures LLC (Alexander Pearshall and Sarah Esler Pearsall)

Owner: 955 Grand Adventures LLC (Alexander Pearshall and Sarah Esler Pearsall)

Attorney: Law Offices of Samuel VP Banks

Change Request: Residential Planned Development No 1082 to RM5.5 Residential Multi-Unit District

Purpose: The existing live-story building shall remain (24,800 sq. ft.) and will undergo interior/exterior renovations and rehabilitation, including the construction of two, new proposed four-story additions (northeast corner – 8,500 sq. ft.; south - 30,300 sq. ft.) and a new proposed two-story addition (southwest corner – 4,100 sq. ft.). The proposed zoning amendment will allow for the location and establishment of a private school (pre-kindergarten through 8th grade) at the subject site. The newly renovated and expanded building (67,700 sq. ft) will contain, *inter alia*: 28 classrooms. 10 laboratory rooms. 2 libraries, a cafeteria, a teachers' lounge. 15 restrooms, an office area, and a gymnasium. There will also be two ("outdoor) student play areas located on the roof of the building, as well as two (outdoor) student play areas/gardens located at grade level. There will be 18 interior on-site parking spaces. The proposed additions will be masonry and glass in construction to assimilate with the composition of the existing building. The maximum height of the existing building is 66'-0". The new proposed additions will not exceed 56'-0" in height. There are no dwelling units proposed for the property.

NO. 17882-T1 (27th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8396

Common Address: 2940-2946 West Lake Street

Applicant: Julie Campbell

Owner: Despina Nikolaou

Attorney: Ed Kus

Change Request: M1-2 Limited Manufacturing/ Business Park District to C3-2 Commercial, Manufacturing and Employment District

Purpose: Existing buildings will remain. They will be used for an art gallery, storage of art inventory, office use, and shipping of art. The total square footage is 13,522 SF. There are 4 parking spaces onsite. Existing height is 26.5 feet.

NO. 17869 (30th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8383

Common Address: 2959 N Hamlin Avenue

Applicant: Amy Rubenstein

Owner: Amy Rubenstein

Attorney: Thomas Moore

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

Purpose: To convert the existing 3 story frame mixed use building into a 6 residential dwelling unit building with 2 dwelling units on each floor, a total height of 36', a 1 story brick shed in the rear and 6 parking spaces.

NO. 17879 (30th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8393

Common Address: 2952 North Lawndale

Applicant: Lawrence Friend

Owner: Lawrence Friend

Attorney: Daniel Lauer

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

Purpose: This zoning change is needed on the existing two (2) dwelling unit building so it can become a duplex. The applicant will be combining the 1st floor unit with the basement and the 2nd floor unit with the attic. The building currently exceeds the maximum floor area ratio allowed under RS-3. Two (2) dwelling units will remain at the property.

NO. 17868 (32nd WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8382

Common Address: 3051 W Diversey Ave

Applicant: Eco Quality LLC (Yuri Chvyrenko and Oleksandr Sheftakov)

Owner: Eco Quality LLC (Yuri Chvyrenko and Oleksandr Sheftakov)

Attorney: Thomas Moore

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

Purpose: Expired type I now seeks to erect a 2-story (35.6' high) 2 dwelling unit residential building with 1st floor dwelling unit duplexing into the Basement, a 2nd dwelling unit on the 2nd floor, and a 2 car garage at the rear of the property.

NO. 17881 (32nd WARD) ORDINANCE REFERRED (11-13-13)

DOCUMENT # O2013-8395

Common Address: 2416-2520 N Elston Ave; 2000-2050 W Fullerton Ave; 2463-2497 N Leavitt Street; 2425-2455 N Elston Ave; 2418-2458 N Damen Ave

Applicant: Tennis Corp of America

Owner: Tennis Corp of America and Columbia Equities LLC

Attorney: John George of Schuyler, Roche & Crisham

Change Request: C1-1 Neighborhood Commercial District and M3-3 Heavy Industry District to C2-5 Motor Vehicle Related District and then to a Business Planned Development

Purpose: To accommodate the City of Chicago roadway work for the new intersection at Damen/Elston/Fullerton.

NO. 17867 (34th WARD) ORDINANCE REFERRED (11-13-13)

DOCUMENT # O2013-8381

Common Address: 11751-11757 South Elizabeth Street

Applicant: Patricia Singleton

Owner: Patricia Singleton

Attorney: NA

Change Request: RT3.5 Residential Two-Flat Townhouse and Multi-Unit District to B3-1 Community Shopping District

Purpose: Property will remain a single family dwelling with a 6 car garage with a 90 sq.ft. office. There will be no out door storage of vehicles

NO. 17875 (35th WARD) ORDINANCE REFERRED (11-13-13)

DOCUMENT # O2013-8389

Common Address: 2659 North Milwaukee Ave LLC (Elias Sanchez)

Applicant: 2659 North Milwaukee LLC

Owner: 2659 North Milwaukee

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: B3-3 Community Shopping District to C1-3 Neighborhood Commercial District

Purpose: Animal grooming and boarding services within the existing 2-story building; approximately 6,250 square feet of commercial space; existing height to remain 2-story;no existing parking

NO. 17888-T1 (40th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8402

Common Address: 2401-07 West Winnemac

Applicant: Peter Halligan

Owner: Peter Halligan

Attorney: Gordon & Pikarski

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: The subject property will be used for eight residential dwelling units. Eight parking spaces will be provided. No commercial space is proposed. The proposed building will be 38 feet in height as defined by the Zoning Ordinance.

NO. 17872 (47th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8386

Common Address: 2416-22 West Addison Ave

Applicant: DEEP ROOTS DEVELOPMENT LLC (Tetyana Lobas)

Owner: DEEP ROOTS DEVELOPMENT LLC (Tetyana Lobas)

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: Three townhouse buildings containing a total of 9 dwelling units; 18 parking spaces; height: 38'

NO. 17886 (47th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8400

Common Address: 2532-44 West Irving Park Road

Applicant: 2532 Irving Park LLC (Bart Przyjemski)

Owner: 2532 Irving Park LLC (Bart Przyjemski)

Attorney: Law Offices of Samuel VP Banks

Change Request: C2-1 Motor Vehicle Related Commercial District to B2-2 Neighborhood Mixed Use District

Purpose: The existing building will be razed. The property will then be redeveloped with four (4) new all residential buildings. Each proposed building will be three-stories (with basement) and contain six (6) dwelling units, with (detached) garage parking for six (6) vehicles at the rear. There will be one building, each, located on Lots 18-19, Lots 20-21, Lots 22-23 and Lots 24-25, respectively. The proposed buildings will be masonry in construction and measure 36'-0" in height.

NO. 17883 (49th WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8397

Common Address: 6800-6816 N Sheridan Road

Applicant: Green Guitar Wine & Spirits (Pradeep Patel)

Owner: Sheridan Pratt LLC

Attorney: Katriina McGuire- Schain, Burney, Banks & Kenny

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

Purpose: Applicant seeks to rezone the property to apply for a special use for packaged goods liquor sales license for one of the ground floor commercial spaces.