

**SUMMARY OF A MEETING
SEPTEMBER 14, 2015
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
TO BE REPORTED OUT SEPTEMBER 25, 2015**

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CITY CLERK *LS*

NO. MA-200 (Mayoral Application) ORDINANCE REFERRED (7/29/15)

DOCUMENT #A2015-90

Appointment of Laura L. Flores as member of Chicago Plan Commission

NO. MA-201 (Mayoral Application) ORDINANCE REFERRED (7/29/15)

DOCUMENT #A2015-92

Appointment of Sarah E. Lyons as member of Chicago Plan Commission

NO. MA-202 (Mayoral Application) ORDINANCE REFERRED (7/29/15)

DOCUMENT #A2015-93

Appointment of Juan Linares as member of Chicago Plan Commission

NO. MA-207 (Mayoral Application) ORDINANCE REFERRED (7/29/15)

DOCUMENT #A2015-91

Reappointment of Doris B. Holleb as member of Chicago Plan Commission

NO. A-8153 (11th WARD) ORDINANCE REFERRED (7-29-15)

DOCUMENT # O2015-5399

Common Address: 614-616 W Pershing Road; 620-622 West Pershing Road

Applicant: Alderman Patrick Thompson

Change Request: B2-2 Neighborhood Mixed-Use District to RS1 Residential Single Unit (Detached House) District

NO. A-8149 (11th WARD) ORDINANCE REFERRED (6-17-15)

DOCUMENT # O2015-4704

Common Address: 2401-21 South Archer Avenue; 2412-34 South Wallace Street; 600-34 West 24th Place

Applicant: Alderman Patrick D. Thompson

Change Request: B3-5 Community Shopping District to C3-3 Commercial, Manufacturing and Employment District

NO. A-8154 (11th WARD) ORDINANCE REFERRED (7-29-15)

DOCUMENT # O2015-5402

Common Address: 610 W Pershing Road; 3850 S Wallace Street

Applicant: Alderman Patrick Thompson

Change Request: RS1 Residential Single Unit (Detached House) District to M1-2 Limited Manufacturing/ Business Park District

NO. A-8155 (15th WARD) ORDINANCE REFERRED (7-29-15)

DOCUMENT # O2015-5403

Common Address: 4526-44 S McDowell Ave

Applicant: Alderman Raymond Lopez

Change Request: RS1 Residential Single Unit (Detached House) District to M1-2 Limited Manufacturing/ Business Park District

NO. A-8151 (25th WARD) ORDINANCE REFERRED (7-29-15)

DOCUMENT # O2015-5381

Common Address: 1401-11 W 18th Street; 1800-06 S Blue Island Ave; 1800 S Loomis

Applicant: Alderman Daniel Solis

Change Request: To remove pedestrian street designation

NO. A-8157 (28th WARD) ORDINANCE REFERRED (7-29-15)
DOCUMENT # O2015-5412

PASS AS AMENDED

Common Address: 1016-44 S Claremont Ave 1017-45 S Claremont Ave
Applicant: Alderman Jason Ervin
Change Request: C1-2 Neighborhood Commercial District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8158 (28th WARD) ORDINANCE REFERRED (7-29-15)
DOCUMENT # O2015-5413

Common Address: 1004-1044 S Oakley Ave
Applicant: Alderman Jason Ervin
Change Request: C1-2 Neighborhood Commercial District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8161 (42nd WARD) ORDINANCE REFERRED (7-29-15)
DOCUMENT # O2015-5407

Common Address: 351 W Huron St
Applicant: Alderman Brendan Reilly
Change Request: DX-3 Downtown Mixed Use District to DX-5 Downtown Mixed-Use District

NO. 18363 (1st WARD) ORDINANCE REFERRED (5-6-15)
DOCUMENT # O2015-3688

Common Address: 1632 North Western Ave
Applicant: Kevin Newell
Owner: Dickens Central Properties
Attorney: Dan Lauer
Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: the applicant intends to construct a 3 story, three (3) dwelling unit residential building with a basement and a three (3) car garage the footprint of the building will be 20 feet 4 inches by 76 feet 11 inches in size and the height of the building shall be 38 feet high, as defined by city zoning code

NO. 18396-T1 (1st WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT # O2015-4602

PASS AS AMENDED
SUBSTITUTED TO TYPE 1

Common Address: 1220-26 West Ohio Street
Applicant: Raffi Killian
Owner: Raffo Killian and Elvira Ortiz Revocable Trust
Attorney: Law Office of Mark J. Kupiec & Assoc.
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: To divide the subject property into 3 zoning lots: 1220 West Ohio will be 24' x 128.5' and the existing 3 DU residential building will remain with existing 2 parking spaces; 1222 West Ohio will be 25' x 128.5' and will be developed with a new 4-story 3 DU residential with 3 parking spaces; 1224-26 will be 47'x 128.5' and will be developed with a new 4-story, 6 DU residential building (the existing building at 1224 West Ohio will be demolished); no commercial space proposed; height of each building: 45'

NO.18441T1 (1st WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5318

PASS AS TYPE 1 PLANS AMENDED

Common Address: 1605 West Ohio Street, Chicago, Illinois

Applicant: Keeper Property Holdings, LLC

Owner: Keeper Property Holdings, LLC

Attorney: Law offices of Samuel V.P. Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement), and a partial fourth (4th) floor penthouse, all residential building, with detached garage, at the subject property. The existing one-story frame building will be razed. The site will then be redeveloped with a new three-story, two dwelling unit building, with a partial fourth (4th) floor penthouse, which will contain a family room and an enclosed roof access (stairwell). There will be a new (detached) two-car garage located at the rear of the lot. The new building will be masonry in construction and measure 45'-0" in height.

NO.18443-T1 (1st WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5320

SUBTITLED TO TYPE 1

Common Address: 935 North Ashland Avenue, Chicago

Applicant: 935 N. Ashland LLC

Owner: 935 N. Ashland LLC

Attorney: Law Office of Mark J. Kupiec & Assoc

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

Purpose: To build a third-story addition and add a third dwelling unit; commercial unit on the ground floor. To remain (approx, 900 SF) 2 parking spaces; 3 story, height: 44'.

NO.18468 (1st WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5369

Common Address: 2623-25 West Fullerton Avenue, Chicago

Applicant: Chicago Title Land Trust Co ATUT 8002362515

Owner: Chicago Title Land Trust Co ATUT 8002362515

Attorney: Law Office of Mark J. Kupiec & Assoc

Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District

Purpose: To comply with the minimum lot area and maximum floor area to establish one dwelling unit within the existing building at 2625 West Fullerton with partial third floor addition (height 32'); 2 parking spaces and to build a new 4 story, mixed-use building at 2623 West Fullerton with commercial on the ground floor and 3 dwelling units on the upper floors; 3 parking spaces; approximately 1250 SF of commercial space; max. height of 45'.

NO.18460 (4th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5359

Common Address: 1015-1019 East 43rd Street

Applicant: 1015-1019 East 43rd Street, LLC

Owner: 1015-1019 East 43rd Street, LLC

Attorney: William J.P.Banks of Schain, Banks, Kenny & Schwartz, Ltd

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

Purpose: The Applicant proposes to construct a six(6) dwelling-unit, three-story townhome building with six (6) garages.

NO.18461(4th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5360

Common Address: 4300 South Drexel
Applicant: 4300 Drexel LLC
Owner: 4300 Drexel LLC
Attorney: William J.P. Banks of Schain, Banks, Kenny & Schwartz, Ltd
Change Request: B3-3 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: The Applicant Proposes to construct 9 dwelling-unit, three-story townhome building with 9 garages.

NO.18464 (23rd WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5364

Common Address: 3213-16 West 63rd Street
Applicant: Tonja Hall
Owner: Standard Bank and Trust Company ATUT #16044
Attorney: Law Office of Mark J. Kupiec & Assoc.
Change Request: B1-1 Neighborhood Shopping District to C1-2 Neighborhood Commercial District
Purpose: To establish a banquet hall on the first floor within the existing 3-story commercial building; retail/office use on the upper floors; approximately 22,000 SF of commercial space; no on-site parking.

NO.18462 (26th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5361

Common Address: 2950 West Grand Avenue
Applicant: 2950 West Grand Ave., LLC
Owner: 2950 West Grand Ave., LLC
Attorney: Amy Kurson, Reyes Kurson, Ltd
Change Request: C1-2 Neighborhood Commercial District to M2-3 Light Industry District
Purpose: As proposed, the building would be a 49,500 sf building used for the manufacturing, warehousing and sales of building materials (marble and granite). The total square footage would consist of a 28,500 sf manufacturing and warehouse area, a 9,100 sf showroom accessible to the public, and an 11,900 sf area for accessory uses supporting the building material sales and industrial uses of the property. The total height of the proposed building is 37'.8". No dwelling units will be located in the property, nor parking spaces on the property

NO.18447T1 (27th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5326

PASS AS TYPE 1 PLANS AMENDED

Common Address: 116 North Aberdeen Street, Chicago, Illinois.
Applicant: The Salsa Truck, LLC
Owner: Steve Petkovic
Attorney: Law Offices of Samuel V.P. Banks
Change Request: DS-3 Downtown Service District to DX-3 Downtown Mixed-Use District.
Purpose: In 2013, the Applicant effectuated a zoning map amendment for the subject property in order to permit the licensing of a "shared kitchen" (limited manufacturing use) at the site. The Applicant is currently operating a shared kitchen at the site, pursuant to valid City of Chicago Business License. The purpose for the zoning change is to return the zoning classification for the property back to its original designation, prior to the 2013 Amendment. The existing one-story, commercial, building will remain and the Applicant will continue to operate a shared kitchen at the site. There will be no physical expansion of the existing building in terms of density, building area or height.

NO.18450 (33rd WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5330

Common Address: 2927 N. Kedzie Ave
Applicant: Todd Bohnsack
Owner: Todd Bohnsack
Attorney: Joseph A. Kearney
Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District
Purpose: Convert to two residential dwelling units in existing two-story building approx. 30' in height with no commercial use.

NO.18458T1 (33rd WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5353

Common Address: 3324-26 W. Irving Park Road
Applicant: 3100 Irving Construction Inc.
Owner: 3100 Irving Construction Inc.
Attorney: Meg George, Neal and Leroy, LLC
Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District
Purpose: The purpose building will be 8 dwelling units, 9 parking stalls and 4 stories (47'-4").

NO.18449 (36th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5329

Common Address: 2106-08 North Menard Avenue, Chicago
Applicant: Angela Valencia
Owner: Angela Valencia
Attorney: Law office 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: To divide the subject property into 2 zoning lots: existing 2-story single family house will remain at 2108 N Menard (with 2 parking spaces and max. height of 30') and 2106 N. Menard will be improved with a new 3-story 3 DU residential building; 3 parking spaces; no commercial space; height: 38'

NO.18448 (38th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5327

Common Address: 4102 North Mc Vicker Avenue, Chicago
Applicant: Michal Kowalczyk
Owner: Michal Kowalczyk
Attorney: Law Office of Mark J. Kupiec & Assoc.
Change Request: RS2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District
Purpose: To comply with maximum floor area to allow excavation in the basement, which would add additional floor are; 2 parking spaces; no commercial; 2 story with basement, height: 30'

NO.18466 (38th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5366

Common Address: 4015-4025 N. Narragansett, Chicago, IL

Applicant: GW Property Group, LLC

Owner: Rita Frese

Attorney: Law Offices of Samuel VP Banks

Change Request: RS-2 Residential Single Unit (Detached House) District to B3-1 Community Shopping District

Purpose: The Applicant seeks a zoning change to permit a one-story retail building at the subject property. The existing two-story building on the subject lot will be razed. The proposed building will be masonry construction. The proposed building will be 24 ft, in height. Onsite parking for 22 cars will be provided. There are no proposed residential units.

NO.18467 (38th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5367

Common Address: 4111-4119 N. Narragansett, Chicago, IL

Applicant: Noble Development Group, LLC

Owner: SA Loan Fund 901, LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: RS-2 Residential Single Unit (Detached House) District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant seeks a zoning change to permit a residential development containing a total of 29 dwelling units. The existing buildings will be razed. The proposed building will be masonry construction. The building will vary between three and five stories in height. No portion of the building will exceed 47 ft. in height. Onsite parking for a total of 40 cars will be provided. There is no proposed retail component.

NO. 18382 (44th WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4175

PASS AS REVISED

Common Address: 506-514 West Diversey Parkway

Applicant: Broader Diversey LLC (See Application for list of LLC Members)

Owner: LA Commercial, L.L.C.

Attorney: DLA Piper LLP(US), Attn: Paul Shadle & Katie Jahnke Dale

Change Request: B3-5 Community Shopping District to Residential Business Planned Development

Purpose: The applicant requests a rezoning of the subject property from the B3-5 Community Shopping District to a Residential Business Planned Development, to allow an approximately 11-story residential building containing up to 6.3 FAR, 53 dwelling units, ground floor retail and accessory uses, as set forth in the enclosed project narrative and plans.

NO.18445 (44th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5322

Common Address: 1419 W. Roscoe Street

Applicant: Peter J. Koch

Owner: Peter J. Koch

Attorney: Adam J. Penkhus

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

Purpose: Three (3) unit, 3-story, 38' high residential building with 3 total off street parking spaces.

NO.18463-T1 (48th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5363

WITHDRAWN

Common Address: 5033-5039 N. Broadway St. (commonly known as 5035 N. Broadway St.)
Applicant: Broadway 5035 LLC
Owner: Broadway 5035 LLC
Attorney: Mara Georges, Daley and Georges, Ltd. Richard Toth, Daley and Georges
Change Request: B1-2 Neighborhood Shopping District to C2-5 Motor Vehicle Related District
Purpose: An expanded (76,800 s.f.) commercial (self storage) building, approximately 60' high, and accessory parking lot with approximately 5 parking spaces.

NO.18452 (49th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5332

Common Address: 1313 West Morse Avenue
Applicant: 1313 Morse Ave LLC
Owner: 1313 Morse Ave LLC
Attorney: Andrew Scott
Change Request: PASS AS AMENDED* Community Shopping District to PASS AS AMENDED* Community Shopping District
Purpose: The applicant proposes to develop a three-story garage with approximately 50 non-accessory parking spaces, 25 accessory parking spaces and up to 50 dwelling units above. The height of the new building will be 80 feet tall.

NO.18465-T1 (50th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5365

PASS AS AMENDED
PASS AS TYPE 1 PLANS AMENDED

Common Address: 6341-6345 N. McCormick, Chicago, IL
Applicant: Banner Storage Group, LLC
Owner: Cheder Lubavitch Hebrew Day School
Attorney: Law Offices of Samuel VP Banks.
Change Request: RS2 Residential Single-Unit (Detached House) District to C1-3 Neighborhood Commercial District
Purpose: The Applicant seeks a zoning change in order to permit the establishment of a self-storage use at the subject property. The self-storage facility will occupy the existing building at 6341 N. McCormick. The Applicant is proposing additions to that existing building. After the additions, the building will contain 95,164 sq. ft. of total floor area. It will be 59'-8" in height. The one-story building at 6345 N. McCormick will be razed. Onsite parking for 5 cars will be provided onsite

Landmark Fee Waivers

DOC# Or2015-411 (9th WARD) ORDER REFERRED (7/29/15)
Waiver of Building Permit Fees for the property located at 11131 S Champlain Ave

DOC# Or2015-408 (9th WARD) ORDER REFERRED (7/29/15)
Waiver of Building Permit Fees for the property located at 11323 S St. Lawrence Ave

DOC# Or2015-409 (4th WARD) ORDER REFERRED (7/29/15)
Waiver of Building Permit Fees for the property located at 4858 S Kenwood Ave

DOC# Or2015-409 (2nd WARD) ORDER REFERRED (7/29/15)
Waiver of Building Permit Fees for the property located at 311 W Eugenie St. **HELD IN COMMITTEE- DUPLICATE**

DOC# Or2015-431 (2nd WARD) ORDER REFERRED (7/29/15)
Waiver of Building Permit Fees for the property located at 800 N Clark St.

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

Business ID Signs – re referral

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Permit Issued To</u>
Or2015-478	45	3925 N Cicero Ave	My-Signguy.com Inc.

Business ID Signs – Direct Intro

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Permit Issued To</u>
	48	1126 W Granville Ave	Integrity Signs
	32	2309 N Damen Ave	Lincoln Services