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Meeting Of The Committee on Zoning Landmark & Building Standards

Thursday June 25, 2015 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

NO. MA-193 (MAYORAL APPLICATION) ORDINANCE REFERRED (5-20-15)
DOCUMENT # O2015-4193

To amend Titles 7, 11, and 17 of the Municipal Code of Chicago, by removing and inserting language in regards to *Urban Farm Accessory Composting Operations*

NO. TAD-534 (33rd WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT # O2015-4207

To amend Section 17-3-0207 of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, by removing and inserting language in regards to *sports and recreation participants within certain zoning districts*

NO. A-8127 (3rd WARD) ORDINANCE REFERRED (5-6-15)
DOCUMENT #O2015-3739

Common Address: 4323-43 S. Calumet Ave, 4330-56 S. Calumet Ave.

Applicant: Alderman Pat Dowell

Change Request: RM-5 Residential Multi-Unit District and POS-2 Neighborhood Park, Mini-Park or Playlot District to POS-2 Neighborhood Park, Mini Park or Playlot District

NO. A-8131 (3rd WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4243

Common Address: 3800-60 S. State St. and 3801-59 S. Dearborn Street

Applicant: Alderman Pat Dowell

Change Request: RM5 Residential Multi-Unit District and B3-3 Community Shopping District to RS3 Residential Single-Unit (Detached House) District

NO. A-8119 (20th WARD) ORDINANCE REFERRED (4-15-15)
DOCUMENT #O2015-2680

Common Address: East 63rd Street; East 64th St/ South Ellis Ave./ South Greenwood Ave./ South University Ave./ South Woodlawn Ave./ South Kimbark Ave./ South Kenwood Ave./ South Ingleside Ave.
(Addresses are approximate-reference the enclosed map for exact boundary)

Applicant: Alderman Willie B. Cochran

Change Request: Residential Planned Development Number 723 District; RT4 Residential Two-Flat, Townhouse and Multi-Unit District; RM5 Residential Multi-Unit to Residential Planned Development Number 723 District, as amended

NO. A-8132 (22nd WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4244

Common Address: 2653-59 South Kildare Avenue

Applicant: Alderman Ricardo Munoz

Change Request: RS3 Residential Single-Unit (Detached House) District to C3-3 Commercial, Manufacturing and Employment District

NO. A-8133 (25th WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4245

Common Address: 2100-2128 South Nay Street

Applicant: Alderman Daniel S. Solis

Change Request: C3-2 Commercial, Manufacturing and Employment District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8134 (25th WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4246

Common Address: 1628-1758 West Cermak Road and 1747-1759 West Cermak Road

Applicant: Alderman Daniel S. Solis

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B2-3 Neighborhood Mixed-Use District and C1-2 Neighborhood Commercial District and C2-2 Moto Vehicle-Related Commercial District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8128 (30th WARD) ORDINANCE REFERRED (5-6-15)
DOCUMENT #O2015-3740

Common Address: 3614-46 W. George St.

Applicant: Alderman Ariel Reboyras

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

NO. A-8135 (30th WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4247

Common Address: 5301 West Newport Avenue

Applicant: Alderman Ariel E. Reboyras

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

NO. A-8129 (40th WARD) ORDINANCE REFERRED (5-6-15)
DOCUMENT #O2015-3741

Common Address: 6014-6154 N. Rockwell St., 6015-6159 N. Talman Ave., 6100-6157 N. Washtenaw Ave., 6014-6159 N. Fairfield Ave., 6100-6159 N. California Ave.

Applicant: Alderman Patrick O'Connor

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

NO. A-8130 (48th WARD) ORDINANCE REFERRED (5-6-15)
DOCUMENT #O2015-3734

Common Address: 5440-5450 N. Sheridan Road
Applicant: Alderman Harry Osterman
Change Request: Residential Planned Development #1056 to B3-5 Community Shopping District

NO. 18388 (14th WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4181

Common Address: 5148-5158 S. Long Ave.
Applicant: Lukasz Uscinski and Barbara Uscinski
Owner: Lukasz Uscinski and Barbara Uscinski
Attorney: Christopher Koczwara
Change Request: RS2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District
Purpose: To allow the use of the existing family residence on a lot measuring 37 x 125 lot and also to follow the construction of two new single family residences on each lot, with each lot measuring 30 x 125.

NO. 18384 (25th WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4177

Common Address: 1911 West Cullerton
Applicant: Elizabeth Avina, as Beneficiary of the Chicago Title Land Trust Company, successor to the Cole Taylor Bank Trust, Trust #008459
Owner: Chicago Title Land Trust Company, successor to the Cole Taylor Bank, Trust #008459
Attorney: Daniel G. Lauer
Change Request: C1-2, Neighborhood Commercial District to B2-2, Neighborhood Mixed-Use District
Purpose: The existing one story structure will remain. The Applicant proposes to convert the existing one-story commercial space with basement to two(2) residential dwelling units, with no change to the height or footprint of the building.

NO. 18389 T1 (25th WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4182

Common Address: 1951 W. 22nd Pl
Applicant: Velazquez Properties, LLC
Owner: Velazquez Properties, LLC
Attorney: Rolando R. Acosta
Change Request: RS3 Residential Single-Unit (Detached House) District to B2-2 Neighborhood Mixed-Use District
Purpose: The existing two-story building will remain with the ground floor approximately 1,950 sq. ft. space for a floral design and retail store and the upper floor containing two residential dwelling units, with two parking spaces and no loading berth

NO. 18386 (26th WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4179

Common Address: 2440 W Division
Applicant: Gibbons Construction LLC (See Application for list of LLC Members)
Owner: Gibbons Construction LLC
Attorney: Thomas S. Moore
Change Request: B1-1 Neighborhood Shopping District to B1-2 Neighborhood Shopping District
Purpose: To construct a 4 story building with one commercial unit on the first floor and 3 residential dwelling units on the 2nd, 3rd and 4th floors. The height of the building will be 48 ft.

NO. 18387 (31st WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4180

Common Address: 2820 N. Cicero Avenue and 4800-4830 W. Diversey Avenue
Applicant: Diversey Cicero Developers LLC (See Application for list of LLC Members)
Owner: Diversey Cicero Developers LLC (See Application for list of LLC Members)
Attorney: Kozonis & Associates Ltd.
Change Request: RS3 Residential Single-Unit (Detached House) District and B1-1 Neighborhood Shopping District to B1-1 Neighborhood Shopping District
Purpose: The property is currently a commercial, retail shopping center (strip center) and the use of the property will not change. The current tenant uses are carry-out pizza restaurant, furniture rental store, and grocery store. The applicant seeks a zoning change to clarify the split zoning of the property, and to permit the construction of a 582 SF vestibule entrance, 1,026 SF cooler, and new masonry fence to the existing building at the northwest corner of the Property. The Property contains no dwelling units, 103 parking spaces, approx. 30,000 sf of commercial space, and building height is approx. 30 ft

NO. 18385 (36th WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4178

Common Address: 5800 W. Addison

Applicant: 5800 Addison, LLC (See Application for list of LLC Members)

Owner: 5800 Addison, LLC (See Application for list of LLC Members)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit the establishment of a motor vehicle repair shop at the subject property. The subject property is currently improved with a one-story brick building. The existing building will remain. The interior of the building will be modified and adapted in order to function as a motor vehicle repair shop.

NO. 18381 (42nd WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4174

Common Address: 130 North Franklin Street

Applicant: 130 North Franklin Development, L.L.C. (See Application for list of LLC Members)

Owner: Henry Crown & Company d/b/a CC Industries

Attorney: Richard F. Klawiter & Katie Jahnke Dale – DLA Piper LLP (US)

Change Request: DC-16 Downtown Core District to a Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the DC-16 Downtown Core District and to Business Planned Development to allow for construction of a 53-story building containing approximately 1,363,360 square feet of office space; 14,000 square feet of retail and 140 accessory and non-accessory parking spaces and accessory and incidental uses.

NO. 18383 (42nd WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4176

Common Address: 200-212 West Ontario; 628-648 North Wells Street; 201-209 West Erie Street

Applicant: Wells & Erie LLC (See Application for list of LLC Members)

Owner: Erie Wells, LLC (See Application for list of LLC Members)

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

Change Request: DX-7 Downtown Mixed-Use District to Residential-Business Planned Development

Purpose: The applicant requests a rezoning of the subject property from the DX-7 Downtown Mixed-Use District and to Residential-Business Planned Development to allow for construction of a +/- 280' residential building and +/- 26'6" commercial building containing an overall FAR of 10.36, up to 253 dwelling units, approximately 117 parking spaces, commercial uses, and accessory and incidental uses.

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

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. 18390 (47th WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4189

Common Address: 3530 North Lincoln Avenue

Applicant: VGS Holdings LLC

Owner: VGS Holdings LLC

Attorney: F4 Consulting Ltd. – John Fritchey

Change Request: C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

Purpose: To allow for establishment of a four-story, 50' high, 15 dwelling unit building with approximately 4600 sq.ft. of ground floor retail space and 18 off-street parking spaces.