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Meeting Of The Committee on Zoning Landmark & Building Standards

TUESDAY, JANUARY 13, 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 Reverse Numerical Order
According to Ward

NO. MA-190 (Mayoral Applicatio) ORDINANCE REFERRED (12-10-14)
DOCUMENT # O2014-9766

To amend Title 17 Section 17-9-0117 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to ***Coke and coal Bulk Materials throughout reporting requirements***

NO. TAD-530 (25th WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT # O2014-9753

To amend Title 17 Section 17-6-0403 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to ***Planned Manufacturing Districts No. 9 and No. 11A***

NO.18235 (49th WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9705

Common Address: 1228 W Columbia Ave

Applicant: Sarah Lisey

Owner: Sarah Lisey

Attorney: Gordon & Pikarski

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

Purpose: The property will be used as a three dwelling unit residential building. Three parking spaces will be provided onsite . No commercial use is proposed. The height will remain the same as existing. The property will be used as a three dwelling unit residential building. Three parking spaces will be provided on site . No commercial use is proposed. The height will remain the same as existing

NO.18247-T1 (45th WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9717

Common Address: 4739 W Montrose Ave

Applicant: Harborside Illinois Growth Medicine Inc. (See Application for list of LLC Members)

Owner: 4739 W Montrose LLC

Attorney: Del Gado Law Group

Change Request: M1-1 Limited Manufacturing/ Business Park District to C2-3 Motor Vehicle Related Commercial District

Purpose: The proposed use will be consistent with the C2-3 Zoning District regulations; 0 dwelling units; 0 onsite parking spaces; approximately 8,975 square feet of commercial space; Building Height is approximately 18.9 feet

NO.18228 (44TH WARD) ORDINANCE REFERRED (11-12-14)
DOCUMENT #02014-9334

Common Address: 1243 W Henderson

Applicant: 1243 W Henderson LLC (Evan and Lindsay Stein)

Owner: 1243 W Henderson LLC (Evan and Lindsay Stein)

Attorney: Thomas Moore

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

Purpose: Applicant proposes to increase the square footage of the third floor recreation room a three story, one family residential dwelling unit home, currently being constructed, from 138 sq. ft. to 620 sq. ft. The height of the building will not change.

NO.18230 (44TH WARD) ORDINANCE REFERRED (11-19-14)
DOCUMENT #02014-9402

Common Address: 3401-3409 N Southport Ave

Applicant: 3401-09 N Southport LLC (See Application for list of LLC Members)

Owner: 3401-09 N Southport LLC; NKASS Company LLC & Ultima Properties

Attorney: Katiina McGuire

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District and then to a Residential Business Planned Development

Purpose: The applicant proposes to construct a 4 story mixed use building, with retail space located on the 1st floor. 33 dwelling units and 6 parking spaces

NO.18237 (44TH WARD) ORDINANCE REFERRED (11-12-14)
DOCUMENT #02014-9707

Common Address: 3848-50 N Clark

Applicant: 3848 N Clark LLC (See Application for list of LLC Members)

Owner: Sompong Satjapot

Attorney: Law Office of Mark Kupiec & Associates

Change Request: B3-2 Community Shopping District to RM-5 Multi Unit District

Purpose: To demolish the existing building and build a new 4 story. 13 dwelling unit residential building; 13 parking spaces; no commercial space; 4 story, height: 47

NO.18250 (44TH WARD) ORDINANCE REFERRED (11-12-14)
DOCUMENT #02014-9721

Common Address: 3748 N Greenview

Applicant: Greenview Custom LLC (See Application for list of LLC Members)

Owner: Greenview Custom LLC (See Application for list of LLC Members)

Attorney: John J George

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

Purpose: Applicant proposes construction of a 2-story single family home.

NO.18241 (38TH WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9711

Common Address: 6019-6021 W Lawrence Ave

Applicant: BSLB LLC (William and John Wheeler)

Owner: BSLB LLC (William and John Wheeler)

Attorney: Law Office of Samuel VP Banks

Change Request: RS2 Residential Single-Unit (Detached House) and B2-3 Neighborhood Mixed-Use District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: to permit the construction of three, six-unit residential buildings with on site parking for 28 vehicles. No commercial space is proposed. Building height : 38 feet.

NO.18243-T1 (38TH WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9713

Common Address: 4752 North Austin Ave

Applicant: BSLB LLC (William and John Wheeler)

Owner: BSLB LLC (William and John Wheeler)

Attorney: Law Office of Samuel VP Banks

Change Request: RS2 Residential Single-Unit (Detached House) and B2-3 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District

Purpose: The applicant seeks a zoning change to permit the construction of a mixed-use building containing 24 residential dwelling units and 6,270 square feet of commercial space with on-site parking for 24 vehicles. The proposed building height is 46 feet.

NO.18234-T1 (32nd WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9704

Common Address: 2339-59 North Seeley Ave
Applicant: 2339 Seeley LLC
Owner: 2339 Seeley LLC
Attorney: Law Office of Mark Kupiec & Associates
Change Request: M3-3 Heavy Industry District to B2-3 Neighborhood Mixed-Use District
Purpose: To divide the property into 3 zoning lots (each lot 75' x 126.75') and build a new five-story 18 DU residential building on each lot (total of 54 DU): 18 parking spaces for each building; no commercial space; height: 59'-6"

NO.18238 (32nd WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9708

Common Address: 1704 North Damen Ave
Applicant: 1704 N Dame LLC
Owner: 1704 N Dame LLC
Attorney: Andrew Scott
Change Request: B3-3 Community Shopping District to B3-2 Community Shopping District
Purpose: The applicant proposes to use a three-story 5,280 square foot building for retail uses. The building will have no parking spaces and will be approximately 39'10" in height

NO.18240-T1 (32nd WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9710

Common Address: 2335-2337 West Montana Street
Applicant: Indeco Holdings
Owner: Brent and Deborah Brown
Attorney: Daniel Lauer
Change Request: M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: This zoning change is intended to divide a 48 feet by 100 feet zoning lot into two 24 feet by 100 feet Lots. The Applicant will construct two (2) single-family homes each with a separate two-car garage The footprint of each new home will be 19 feet by 57 feet The height of each home will be 27 feet 2 inches, as defined by City Code.

NO.18239 (31ST WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9709

Common Address: 3759 W Diversey

Applicant: Melissa Stanley and Stephen Huntley

Owner: Melissa Stanley and Stephen Huntley

Attorney: Michael Jaskula

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-1.5 Neighborhood Mixed Use District

Purpose: The dwelling unit at the front of the building will be converted into a real estate office. The dwelling unit in the rear of the building will remain a dwelling unit

NO.18245-T1 (31ST WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9715

Common Address: 3101 N Lowell Ave

Applicant: Kidwatch Plus Inc.

Owner: Mako Properties Inc.

Attorney: Thomas Raines

Change Request: M1-1 Limited Manufacturing/ Business Park District to B1-1 Neighborhood Shopping District

Purpose: The proposed use is a 8,718 sf day care facility in the existing one story brick building on the property. There will be 4 off-street parking spaces in the property's 7,261 sf paved lot immediately east of the building. The building is 13'9" high.

NO.18229-T1 (30TH WARD) ORDINANCE REFERRED (11-12-14)
DOCUMENT #02014-9335

Common Address: 3734 W Diversey Ave

Applicant: 3FM Holdings LLC 3734 (Mason Phelps, Andres Friestedt, Michael Obloy)

Owner: 3FM Holdings LLC 3734 (Mason Phelps, Andres Friestedt, Michael Obloy)

Attorney: Thomas Moore

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

Purpose: Applicant proposes to convert the existing commercial space on the first floor of an existing 3 story masonry building with basement to make a total of 6 residential dwelling units and 2 garage parking spaces.

NO.18232 (29TH WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9701

Common Address: 1745 North Harlem Ave

Applicant: First American Bank Trust No. 78-2363 (Vincent and Theresa Claps)

Owner: First American Bank Trust No. 78-2363 (Vincent and Theresa Claps)

Attorney: Law Office of Samuel VP Banks

Change Request: B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: The wholesale component of the existing commercial bakery is a non-conforming use under the current zoning designation. The Applicant is attempting to bring the wholesale bakery use, at the property. Into compliance with the Chicago Zoning Ordinance. There will be no physical expansion of the existing one-story commercial building (4,315.6 sq. ft.) or asphalt parking lot at the site.

NO.18251 (29TH WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9728

Common Address: 2834-2840 N Sayre

Applicant: The Norwegian Bethesda Home Association

Owner: The Norwegian Bethesda Home Association

Attorney: Bridget O'Keefe

Change Request: RS2 Residential Single-Unit (Detached House) to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The proposed parking lot will hold 26 parking spaces and will be heavily landscaped.

NO.18244-T1 (28TH WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9714

Common Address: 228-38 South Racine Ave/ 1200-08 W Jackson Boulevard

Applicant: 228 Racine LLC (Alex Zdanov)

Owner: Jackson Racine 228, LLC

Attorney: Michael Ezgur

Change Request: M1-3 Limited Manufacturing/Business Park District to B3-5 Community Shopping District

Purpose: The property will be developed with a six story building (61.4 feet tall) containing approximately 2,640 square feet of First floor commercial space, a total of twenty residential dwelling units on the upper floors, twenty parking spaces. 14 bicycle parking spaces and one loading berth

NO.18252-T1 (27TH WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9729

Common Address: 873 North Sedgwick Street/ 355-57 West Locust Street

Applicant: The Catholic Bishop of Chicago, Josephine Lucas, 873 Sedgwick LLC, North Avenue Investments LLC

Owner: The Catholic Bishop of Chicago, Josephine Lucas, 873 Sedgwick LLC, North Avenue Investments LLC

Attorney: Chico & Nunes

Change Request: B2-5 Neighborhood Shopping District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-5 Neighborhood Shopping District

Purpose: The existing buildings will be demolished. The zoning amendment is required in order to permit the construction of a new 6 story residential building containing fifty dwelling units and interior on-site parking for fifty eight vehicles.

NO.18254-T1 (27TH WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9731

Common Address: 851-855 West Grand Ave

Applicant: The Kachadurian Group LLC

Owner: The Meehan LLC

Attorney: Graham Grady

Change Request: M2-2 Light Industry District to B2-3 Neighborhood Mixed-Use District

Purpose: The existing building located at 851-55 W. Grand Ave, will be demolished and a new building will be constructed containing 36 dwelling units with 18 outdoor off-street parking spaces and one loading berth. The building will be 65 feet in height.

NO.18255-T1 (27TH WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9732

Common Address: 440-46 North Green Street

Applicant: The Kachadurian Group LLC

Owner: The Meehan LLC

Attorney: Graham Grady

Change Request: M2-2 Light Industry District to B2-3 Neighborhood Mixed-Use District

Purpose: The proposed use is a new building containing 8 dwelling units with 8 indoor and 4 outdoor off-street parking spaces. The building will be 60 feet in height.

NO.18233 (26TH WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9703

Common Address: 2639-2641 West Potomac Ave

Applicant: Brett Schultz

Owner: Brett Schultz

Attorney: Law Office of Samuel VP Banks

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

Purpose: The applicant seeks a zoning change to permit the construction of an 8,200 square foot 6 dwelling unit building of masonry construction. The proposed building will reach a height of 45 feet and on-site parking will be provided for 6 vehicles at the rear of the lot. No commercial space is proposed.

NO.18231 (17TH WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9700

Common Address: 6900-7058 South Ashland Ave

Applicant: DCR Management LLC (Suhail Fakouri)

Owner: DCR Management LLC (Suhail Fakouri)

Attorney: Law Office of Samuel VP Banks

Change Request: Business Planned Development No. 859 to Business Planned Development No. 859, as amended

Purpose: The applicant seeks an amendment to the Planned Development to permit packaged goods liquor sales within the existing retail shopping center with 235 on-site parking spaces. There are no dwelling units on site, and 165,806 square feet of commercial space is permitted on site. No new buildings are proposed and the height of the existing buildings will remain unchanged.

NO.18248-T1 (9TH WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9718

Common Address: 11040 S Langley Ave

Applicant: Harborside Illinois Growth Medicine Inc. (See Application for list of LLC Members)

Owner: Richard and Barbara Oosterbaan

Attorney: Del Gado Law Group

Change Request: M3-3 Heavy Industry District to C1-1 Neighborhood Commercial District

Purpose: The proposed use will be consistent with the C-I-I Zoning District regulations; 0 dwelling units; no fewer than 3 parking spaces; 4,900 square feet of commercial space; building height is approximately 20.2 feet

NO.18242 (2nd WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9712

Common Address: 1615-1627 North Burling

Applicant: 1615 Burling LLC

Owner: See application for list of owners

Attorney: Lowis & Gellen

Change Request: RM4.5 Residential Multi-Unit District to RM-5.5 Multi Unit District

Purpose: The proposed use of the property, after rezoning, is for the development of an 18 dwelling residential building with 23 off-street parking spaces. The proposed building will be four and five stories, 59'-6" in height, with the fifth floor being setback 20' from the face of the building.

NO.18246-T1 (2nd WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9716

Common Address: 1308 W North Ave

Applicant: Harborside Illinois Grown Medicine (See Application for list of LLC Members)

Owner: See application for list of owners

Attorney: Del Gado Law Group LLC

Change Request: Planned Manufacturing District #2 to C3-1 Commercial, Manufacturing and Employment District

Purpose: The proposed use will be consistent with C-3-1 Zoning District; 0 Dwelling Units; 0 Onsite Parking Spaces; 3125 square feet of commercial space; Building Height is approximately 15.6 square feet

NO.18253(2nd WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9730

Common Address: 1118 North State Street

Applicant: Cedar Property LLC (See Application for list of LLC Members)

Owner: Cedar Property LLC (See Application for list of LLC Members)

Attorney: Ed Kus

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

Purpose: The Applicant will demolish the existing hotel building and develop a new 180 room hotel -with a ground-floor restaurant use of approximately 5,650 SF. There are no parking spaces on-site. The height of the proposed building is 208 feet

NO.18236 (1st WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9706

Common Address: 2412 West Lyndale Street

Applicant: NBM Ventures LLC (Rostislav Babel)

Owner: Julio Arce

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 building and build a new 3 story, 4 dwelling unit residential building: 4 parking spaces: no commercial space: 3 story, height 38'

NO.18249-T1 (1st WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9719

Common Address: 2240 North Milwaukee Ave

Applicant: Dearborn Developers LLC (Todd Braun)

Owner: 2240 North Milwaukee LLC

Attorney: Law Office of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to C1-5 Neighborhood Commercial District

Purpose: The Applicant is seeking a zoning change in order to permit the location and establishment of a new six-story mixed-use building (57,538 sq. ft.) at the subject property. The proposed new building will contain commercial/retail space (12,282 sq. ft. approx.) at grade level (1st' floor), with forty (40) residential dwelling units above (2nd through 5th floors) and a shared indoor/outdoor common area on the 6th floor. There will be thirty-one (31) interior parking spaces located below-grade (basement). The proposed new building will be masonry in construction, with metal and glass accents, and will measure 73'-4" (max.) in height