

**Summary of a Meeting**  
**Committee on Zoning, Landmarks & Building Standards**  
**Meeting of November 20, 2017**  
**To be reported out November 21, 2017**

RECEIVED  
#3

2017 NOV 20 PM 2: 04

OFFICE OF THE  
CITY CLERK

**NO. A-8313 (11<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT # O2017-4100**

**PASS AS SUBSTITUTED**

**Common Address:** 3700-28 S Halsted St; 810 W 37<sup>th</sup> Place  
**Applicant:** Alderman Patrick Thompson  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District, and M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District

**NO. A-8314 (11<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT # O2017-4103**

**PASS AS SUBSTITUTED**

**Common Address:** 3544-66 S Halsted St; 3549-59 S Halsted St; 3601-11 S Halsted St.  
**Applicant:** Alderman Patrick Thompson  
**Change Request:** C1-2 Neighborhood Commercial District to RS3 Residential Single-Unit (Detached House) District

**NO. A-8315 (11<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT # O2017-4105**

**PASS AS SUBSTITUTED**

**Common Address:** 3538 S Halsted St.  
**Applicant:** Alderman Patrick Thompson  
**Change Request:** C1-2 Neighborhood Commercial District to RS3 Residential Single-Unit (Detached House) District

**NO. A-8316 (11<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT # O2017-4107**

**PASS AS SUBSTITUTED**

**Common Address:** 3511-27 S Halsted St.  
**Applicant:** Alderman Patrick Thompson  
**Change Request:** C1-2 Neighborhood Commercial District to RS3 Residential Single-Unit (Detached House) District

**NO. 19381-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT # O2017-7022**

**Common Address:** 1222-24 W Ohio St  
**Applicant:** 1222-24 Ohio Condominium Association  
**Owner:** See Application for list of owners  
**Attorney:** Law Office of Mark Kupiec & Associates  
**Change Request:** RM4.5 Residential Multi-Unit District to RM4.5 Residential Multi-Unit District  
**Purpose:** To change previously approved type 1 plans and narrative. Existing 6 dwelling unit residential building to remain; 6 parking spaces; no commercial space; 3 story existing height 37' 10"

**NO. 19382-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7023**

AMENDED TO TYPE 1  
TYPE 1 PLANS AMENDED

**Common Address:** 1200 W Ohio St

**Applicant:** 1220 Ohio LLC

**Owner:** 1220 Ohio LLC

**Attorney:** Law Office of Mark Kupiec & Associates

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

**Purpose:** To demolish the existing building and build a new 3 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; 3 story, height 38 feet

**NO. 19388 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7029**

**Common Address:** 3053 W Armitage Ave

**Applicant:** 3053 Armitage LLC

**Owner:** See application for Owners

**Attorney:** Law Office of Mark Kupiec & Associates

**Change Request:** B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** to convert the existing retail unit on the ground floor into a live/work unit, total of 4 DU within the existing building; 4 parking spaces; approximately 575 sq.ft. of commercial space; 4 story/ existing height: 46 feet 6 inches

**NO. 19392-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7045**

AMEND TO TYPE 1  
TYPE 1 PLANS AMENDED

**Common Address:** 1907 W Schiller

**Applicant:** 1907 Schiller LLC

**Owner:** 1907 Schiller LLC

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RT4 (A) Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** To develop the subject property with a new three story building that will contain three dwelling unit. The ground floor residential unit will be handicap accessible. The proposed building will be masonry in construction. The proposed building will measure 37 feet in height. Onsite parking for three cars will be provided in an attached garage accessed at the rear of the subject zoning lot from West Evergreen Ave

**NO. 19400-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7053**

**Common Address:** 1431-1437 N Milwaukee Ave

**Applicant:** Saxony Capitol, LLC

**Owner:** NWG Limited Partnership

**Attorney:** Andrew Scott

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

**Purpose:** The applicant proposes to rehab floors two through four of the existing building to provide an additional ten (10') dwelling units as follows: six (6) new units on the second floor and two (2) new units each on the third and fourth floors. There will be a total of eighteen (18) dwelling units. There are no parking or loading spaces on site. The property consists of a contributing building within the Milwaukee Avenue Chicago Landmark District. As a result, pursuant to Section 17-10-0102-A of the Chicago Zoning Ordinance, no additional parking or loading spaces are proposed. There is no proposed change to the approximately 7,950 square feet of commercial space on the ground floor. The building envelope and height of the existing building will remain unchanged at 50 feet 2 inches

**NO. 19410-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7349**

**Common Address:** 2660 W Armitage

**Applicant:** M14 Land Investments LLC

**Owner:** M14 Land Investments LLC

**Attorney:** Thomas Moore

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

**Purpose:** 3 story 3 dwelling unit building 39 feet 4 inches in height with 3 parking spaces

**NO. 19316 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5509**

**Common Address:** 1512 W Augusta Blvd

**Applicant:** Hector Hernandez

**Owner:** Hector Hernandez

**Attorney:** Daniel Lauer

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM-4.5 Multi Unit District

**Purpose:** The applicant intends to construct a 3-story, three dwelling unit building with a basement and penthouse. There will be three (3) parking spaces at the rear of the property. The footprint of the building shall be approximately 19 feet by 72 feet 2 inches in size. The building height shall be 45 feet high, as defined by code

**NO. 19389-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7030**

**Common Address:** 2300 N Clybourn Ave

**Applicant:** 2300 N Clybourn LLC  
**Owner:** 2300 N Clybourn LLC  
**Attorney:** Law Office of Samuel VP Banks  
**Change Request:** C1-3 Neighborhood Commercial District to C1-3 Neighborhood Commercial District  
**Purpose:** The Applicant is seeking to amend the previously approved Type 1 Zoning Map Reclassification, in order to redevelop the subject property with a new two-story mixed-use (commercial/retail/office) building, pursuant to a new set of architectural plans. The new proposed building will contain commercial/retail space (7,495 square feet) - at grade level, and office space (7,713 square feet) - on the 2<sup>nd</sup> Floor. There will be onsite surface parking for seventeen (17) vehicles, located at the front (Clybourn Avenue) and along the west side of the building. The new proposed building will be masonry, glass and steel in construction and will measure 29 feet-9 inches in height.

**NO. 19396-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7049**

**Common Address:** 1462-1470 W Webster  
**Applicant:** 1464-70 Webster LLC  
**Owner:** 1464-70 Webster LLC  
**Attorney:** William JP Banks of Schain, Burney, Banks, Kenny & Schwartz  
**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B1-3 Neighborhood Shopping District  
**Purpose:** The building will remain and the rehabilitation will consist of approximately 2,358 sq.ft. of office space in the basement; approx. 5,768 sq.ft. of retail office on the 1<sup>st</sup> floor and 8 residential dwelling units on the 2<sup>nd</sup> floor with 10 parking spaces. The building height will remain

**NO. 19397-T1 (5<sup>th</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7050**

**Common Address:** 7107-7129 S Bennett Ave  
**Applicant:** Chicago Urban Renewal Partners LLC  
**Owner:** Chicago Urban Renewal Partners LLC  
**Attorney:** Tyler Manic of Schain, Banks, Kenny & Schwartz  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** The building will contain 68 dwelling units with 0 parking spaces. It will remain 37 feet tall

TYPE 1 PLANS AMENDED

**NO. 19402 (6<sup>th</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7055**

**Common Address:** 420-424 E 7<sup>5</sup>th St  
**Applicant:** Willie Brown

**Owner:** Willie Brown  
**Attorney:** Lewis Powell III  
**Change Request:** B1-1 Neighborhood Shopping District to C1-2 Neighborhood Commercial District  
**Purpose:** Proposed restaurant will be 8,145.7 sq.ft. and with 2<sup>nd</sup> floor addition 23.4 Ft. in height, up to 17 off street parking spaces, open patio on roof and east side on ground level

**NO. 19408 (8<sup>th</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7346**

**Common Address:** 8039 S Dobson Ave

**Applicant:** Binh Phung  
**Owner:** Binh Phung  
**Attorney:** Thomas Moore  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** Applicant seeks to make conforming 1 dwelling unit in the existing basement of a 3 story 4 dwelling unit building . Height: 40 feet – 2 parking spaces

**NO. 19383 (11<sup>th</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7024**

**Common Address:** 548-558 W 47<sup>th</sup> St

**Applicant:** Flags Social & Athletic Club  
**Owner:** Flags Social & Athletic Club  
**Attorney:** Law Office of Mark Kupiec & Associates  
**Change Request:** B1-1 Neighborhood Shopping District to B3-1 Community Shopping District  
**Purpose:** To expand the existing private club, to allow one story addition to the existing one story building ( approx.. 3,700 sq.ft.) no dwelling units; parking 12 spaces; height 13 feet

**NO. 19386 (11<sup>th</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7027**

**Common Address:** 800 W 27<sup>th</sup> St

**Applicant:** WTJD, LTD  
**Owner:** WTJD, LTD  
**Attorney:** Law Office of Mark Kupiec & Associates  
**Change Request:** C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District  
**Purpose:** To build a new 4 story, mixed use building with retail/ commercial on the ground floor ( approx.. 2,000 sq.ft. of commercial space) and 3 dwelling units on the upper floors; 3 parking spaces; height 43 feet

**NO. 19403 (12<sup>th</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7056**

**Common Address:** 2312-2316 W 35<sup>th</sup> St

**Applicant:** Leonard J Vihnanek  
**Owner:** Leonard J Vihnanek

**Attorney:** Rob Roe  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District and RS3 Residential Single-Unit (Detached House) District to RS3 Residential Single-Unit (Detached House) District  
**Purpose:** Owner intends to build on the vacant lot at 2316 W 35<sup>th</sup> St with a residential building according to RS3 Residential Single-Unit (Detached House) District zoning

**NO. 19409 (14<sup>th</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7348**

**Common Address:** 5141-49 S Central Ave

**Applicant:** Andrew Kucharski

**Owner:** Andrew Kucharski

**Attorney:** Christopher Koczwar

**Change Request:** RS2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

**Purpose:** Subdivided into 3 lots, 33.33 x 125. Each lot will be improved with a single family residence and 2 car parking, height of each SFR to be approx.. 30 feet

**NO. 19414 (14<sup>th</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7359**

**PASS AS REVISED**

**Common Address:** 3500-3556 W 51<sup>st</sup> St; 5000-5058 S St. Louis Ave

**Applicant:** R.F.M. Properties I, L.P.

**Owner:** R.F.M. Properties I, L.P.

**Attorney:** Richard Toth, Daley and Georges

**Change Request:** M1-2 Limited Manufacturing/ Business Park District and M2-2 Light Industry District to M2-2 Light Industry District and M2-2 Light Industry District to a manufacturing Planned Development

**Purpose:** A food processing and warehouse facility with accessory office space. No dwelling units. Approx 192 parking spaces. The facility will have two buildings (87, 787 sq.ft. and 5,280 sq.ft.) with an approximate height of 42 feet 7 inches

**NO. 19384 (26<sup>th</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7025**

**Common Address:** 1644 N Kedzie Ave

**Applicant:** 1644 N Kedzie LLC

**Owner:** 1644 N Kedzie LLC

**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 allow an additional dwelling unit within the existing building (basement) for a total of 4 dwelling units with the existing residential building; 3 parking spaces; no commercial space; 3 story, height 38 feet

**NO. 19399 (26<sup>th</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7052**

**Common Address:** 831 N Fairfield Ave

**Applicant:** 831 N Fairfield LLC

**Owner:** 831 N Fairfield LLC

**Attorney:** Reyes Kurson  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** Residential use – 3 units, 3 parking spaces, building height 37 ft. 9 inches

**NO. 19412 (30<sup>th</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7351**

**Common Address:** 5858 W Diversey Ave  
**Applicant:** CMHDC-ALB, LLC  
**Owner:** CMHDC-ALB, LLC  
**Attorney:** Steve Friedland, Applegate & Thorne-Thomsen  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** A 2 story residential building. The rezoning will permit the building to contain 3 dwelling units. There will be 3 parking spaces. The existing building height is 22 feet

**NO. 19268-T1 (35<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4815**

**PASS AS SUBSTITUTED**

**Common Address:** 3459 W Belmont Ave  
**Applicant:** Eirpol, LLC  
**Owner:** Fishfeld Realty IL, LLC 3459 Belmont  
**Attorney:** Daniel Lauer  
**Change Request:** C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** To construct a three-story, six dwelling unit building with four garage parking spaces under Transit Oriented Development. The Property is approximately 663.92 feet from the Belmont Blue Line station. The footprint of the building shall be approximately 29 feet 8 inches by 90 feet 8 inches. The building shall be 35 feet high

**NO. 19413-T1 (35<sup>th</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7358**

**PASS TYPE 1 PLANS AMENDED**

**Common Address:** 3431-3445 W Montrose Ave  
**Applicant:** EREG Development LLC  
**Owner:** HP Ventures Group LLC – Montrose Project  
**Attorney:** Steve Friedland, Applegate & Thorne-Thomsen  
**Change Request:** B2-5 Neighborhood Shopping District to B2-5 Neighborhood Shopping District  
**Purpose:** the property will be developed with 48 dwelling units. There will be 22 parking spaces (all units are Government Subsidized) There will not be any commercial space. The max height will be 56 feet

**NO. 19385 (38<sup>th</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7026**

**Common Address:** 3500 N Narragansett Ave  
**Applicant:** Jacqueline Lara Penaranda  
**Owner:** Jacqueline Lara Penaranda  
**Attorney:** Law Office of Mark Kupiec & Associates

**Change Request:** RS2 Residential Single-Unit (Detached House) to B2-1 Neighborhood Mixed-Use District

**Purpose:** to allow continued commercial use (approximately 1200 sq.ft.) within the existing one story mixed use building (front); the existing dwelling unit to remain; two parking spaces; existing height; one story- no change proposed

**NO. 19354 (40<sup>th</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6185**

**Common Address:** 2023 W Balmoral Ave

**Applicant:** Robert Cooper

**Owner:** Robert Cooper

**Attorney:** Gordon & Pikarski

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

**Purpose:** The property will be used for three residential dwelling units with two parking spaces, no commercial space and the existing two story height to be maintained

**NO. 19298 (44<sup>th</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5480**

**Common Address:** 922-924 w George St.

**Applicant:** AG 922 W George Owner LLC

**Owner:** AG 922 W George Owner LLC

**Attorney:** John George and Chris Leach, Akerman

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

**Purpose:** Existing 3 story 12 unit residential building with a height of 41-4" and 10 existing parking spaces

**NO. 19283 (47<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4847**

PASS AS SUBSTITUTED  
AMENDED TO TYPE 1

**Common Address:** 4318 N Western Ave

**Applicant:** Chicago Land Trust Company No. 8002372166

**Owner:** Chicago Land Trust Company No. 8002372166

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** B3-1.5 Community Shopping District to B2-2 Neighborhood Mixed-Use District

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new three-story residential building, at the subject site. The existing and vacant one-story commercial building will be razed. The new proposed building will contain a total of three dwelling units, with concrete-slab parking for three (3) vehicles, located at the rear of the lot. The proposed new building will be masonry in construction and measure approximately 34 feet-4 inches in height

**NO. 19411 (49<sup>th</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7350**

**Common Address:** 1730 W Greenleaf Ave

**Applicant:** 1730 W Greenleaf, Inc



**Owner:** 1730 W Greenleaf, Inc  
**Attorney:** Thomas Moore  
**Change Request:** C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** The applicant seeks to convert and preserve the facade of an existing 2 story no dwelling unit building and construct a 2 story addition for a total 4 stories of 30 dwelling units with a height of 49 feet 7 inches and no parking spaces

**LANDMARK DESIGNATION**

**O2017-7736 (4<sup>TH</sup> WARD) ORDER REFERRED 11-8-17**

Historical Landmark Designation for Johnson Publishing Company at 820 S Michigan Ave

**LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE – BUSINESS ID**

<b><u>DOC#</u></b>	<b><u>WARD</u></b>	<b><u>LOCATION</u></b>	<b><u>PERMIT ISSUED TO</u></b>
Or2017-571	45	4939 W Irving Park Rd	Culver Franchising System Inc.