

**Summary of a Meeting**  
**Committee on Zoning, Landmarks & Building Standards**  
**Meeting of January 13, 2015**  
**To be reported out January 21, 2015**

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

PASS AS AMENDED

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-511 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-89**

PASS AS AMENDED

Amendment of Municipal Code Title 13-32-235 and 11-16-020 by adding and deleting language in regards to *rodent control during building wreckage and sewer maintenance*

**NO. TAD-530 (25<sup>th</sup> 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 (49<sup>th</sup> 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

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**NO.18218-T1 (48<sup>TH</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8805**

**Common Address:** 5225 N Kenmore Ave  
**Applicant:** Kenmore Plaza Tenants Association (See Application for list of LLC Members)  
**Owner:** Kenmore Plaza Tenants Association (See Application for list of LLC Members)  
**Attorney:** Steven Friedland  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM6.5 Multi Unit District  
**Purpose:** The property is currently improved with a 324 unit residential building containing approximately 270,000 square feet of floor area and 92 parking spaces. After rezoning, the only change to the building will be the enclosure of not more than 3,000 square feet of the 1st floor arcade.

**NO.18197 (45<sup>TH</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8044**

PASS AS REVISED

**Common Address:** 4179 West Irving Park Road; 3937-3955 North Keeler Ave and 3968-3988 North Avondale

**Applicant:** NRG Irving Park LLC (See Application for list of LLC Members)

**Owner:** Please see application for list of owners

**Attorney:** Rich Klawiter

**Change Request:** RS3 Residential Single-Unit (Detached House) District to B2-1.5 Neighborhood Mixed Use District and then to a Residential Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the B3-1 Community Shopping District and RS-3 Residential Single Unit (Detached House) District to B2-1.5 Neighborhood Mixed-Use District and then to Residential-Business Planned Development to allow for construction of a +/- 38-foot commercial building and three +/- 37-foot residential buildings containing up to 1.5 FAR, up to 18 dwelling units, accessory parking, commercial uses, and accessory and incidental uses

**NO.18228 (44<sup>TH</sup> 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.18162 (42<sup>ND</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6803**

PASS AS REVISED

**Common Address:** 400-420 W Huron Street; 700-708 N Sedwick St.

**Applicant:** Foodsmith Huron Associates (See Application for list of LLC Members)

**Owner:** C Flat LLC

**Attorney:** John George, Schuyler Roche & Crisham PC

**Change Request:** DX-5 Downtown Mixed-Use District to a Residential Business Planned Development

**Purpose:** To allow for a new residential development (see application for more details)

**NO.18163 (42<sup>ND</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6807**

PASS AS REVISED

**Common Address:** 451 E Grand Ave

**Applicant:** RMW Streeterville LLC (See Application for list of LLC Members)

**Owner:** RMW Streeterville LLC (See Application for list of LLC Members)

**Attorney:** DLA Piper

**Change Request:** Residential Business Planned Development No 368 to Residential Business Planned Development No. 368, as amended

**Purpose:** The Applicant requests a rezoning of the subject property from Residential-Business Planned Development Number 368 to Residential-Business Planned Development Number 368, as amended, to allow an approximately 843 foot tall, 740,000 square foot residential tower containing up to 350 dwelling units and accessory uses, with existing subsurface accessory and non-accessory parking

**NO.18241 (38<sup>TH</sup> 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 (38<sup>TH</sup> 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.18239 (31<sup>ST</sup> 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.18229-T1 (30<sup>TH</sup> 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 (29<sup>TH</sup> 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 (29<sup>TH</sup> 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. 17998 (27<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2335**

**PASS AS REVISED**

**Common Address:** 822-834 N Milwaukee Ave

**Applicant:** AP UF 830 N Milwaukee LLC

**Owner:** Yazoo City R/E Corp.

**Attorney:** Jesse Dodson

**Change Request:** C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District and then to a Residential Business Planned Development

**Purpose:** To allow for construction of a +/- 67-foot residential building containing up to 3.5 FAR, up to 45 dwelling units, accessory/ parking, commercial uses on the ground floor, and accessory and incidental uses. A Planned Development is mandatory because the Applicant seeks floor area and density allowances as a transit-oriented development.

**NO.18172 -T1 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6817**

**Common Address:** 847-61 North Larrabee Street

**Applicant:** Domus Group LLC (See Application for list of LLC Members)

**Owner:** 847 Larrabee Partners

**Attorney:** F4 Consulting

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B2-5 Neighborhood Shopping District

**Purpose:** Three 5 story residential buildings 63'6 high, each containing 10 dwelling units with 10 off street parking spaces each, as well as one 5 story building 53'2" containing 3 dwelling units 1100 SF of ground floor commercial space with 3 off street parking spaces

**NO.18193 (26<sup>TH</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8039**

PASS AS REVISED

**Common Address:** 2933-2939 W Division St, 1102-1142 N Richmond St, 1101-1107 N Richmond St, 1100-1122 N Francisco Ave, 1045-1057 N Sacramento Ave, 1052-1058 N Richmond St, 1057-1065 N Richmond St, 1044-1056 N Mozart St, 1047-1057 N Francisco Ave, 1022-1036 N Sacramento Ave, 1022-1036 N Richmond St, 1011-1031 N Richmond St, 1028-1036 N Francisco Ave, 1023-1037 N Francisco Ave, 1103 N Sacramento Ave, 1044 N Francisco Ave, 1027 N Sacramento Ave, 1035 N Richmond St and 2915 W Cortez St

**Applicant:** Hispanic Housing Development Corp.

**Owner:** Norwegian American Hospital Inc.

**Attorney:** Chico & Nunes

**Change Request:** RS3 Residential Single-Unit (Detached House) District and Institutional Planned Development #599 to Institutional Planned Development #599, as amended

**Purpose:** The zoning amendment is required in order to permit the construction of the new 65<sup>th</sup> Infantry Borinqueneers Veterans Housing building. The proposed 4-story residential building will contain a) tenant ancillary uses (i.e. recreation area, library) located on the first floor b) forty-nine (49) affordable dwelling units located on the second - fourth floors and c) forty-two (42) on-site exterior parking spaces. The height of the proposed building is 60 feet. The proposed Veterans Housing building will be located within Subarea A of proposed PD #599, as amended. The remainder of the property, identified as Subareas B and C of proposed PD #599, will remain improved with the existing Norwegian America Hospital campus

**NO.18233 (26<sup>TH</sup> 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.18221 (23<sup>RD</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8808**

PASS AS REVISED

**Common Address:** 4101-4159 West 60<sup>th</sup> Street; 4100-4158 West 61<sup>st</sup> Street; 6001-6055 S Keeler Ave; 6000-6058 S Karlov Ave

**Applicant:** Public Building Commission

**Owner:** Public Building Commission

**Attorney:** Meg George, Neal & Leroy

**Change Request:** RS2 Residential Single-Unit (Detached House) to an Institutional Planned Development

**Purpose:** The Public Building Commission will be constructing a new school on behalf of Chicago Public Schools.

**NO. 17991 (10<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2328**

**PASS AS AMENDED AND REVISED**

**Common Address:** 4000 E 134<sup>th</sup> St

**Applicant:** Harbor Point Venture LLC

**Owner:** (See application for list of owners)

**Attorney:** Chico & Nunes

**Change Request:** Residential Business Planned Development No. 1121 and RS-2 Residential Single-Unit (Detached House) to Residential Planned Development No. 1121, as amended

**Purpose:** The zoning amendment is required in order to permit the expansion of the number of manufactured homes from the existing 190 manufactured homes to a maximum of 747 manufactured homes; b) bring the existing recreational vehicular use into compliance under the Chicago Zoning Ordinance; c) construct a clubhouse to serve the residents of the manufactured home community and d) provide substantial open space (44.88 acres).

**NO.18168 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6812**

**Common Address:** 1626-1736 S Prairie Ave; 220-36 E 18<sup>th</sup> St

**Applicant:** SRZ Prairie LLC (See Application for list of LLC Members)

**Owner:** SRZ Prairie LLC (See Application for list of LLC Members)

**Attorney:** John George, Schuyler Roche & Crisham PC

**Change Request:** Residential Planned Development No. 1033 to DR-5 Downtown Residential District

**Purpose:** 62 Townhomes with a maximum height of 45 feet and 124 onsite parking spaces

**NO. 17745 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (5/8/13)**  
**DOCUMENT # O2013-3346**

**PASS AS REVISED**

**Common Address:** 1200-1210 N Clark Street, 100-130 W Division Street, 1201-1209 N LaSalle Street

**Applicant:** FRC LaSalle LLC (See application for list of LLC members)

**Owner:** Jewel Food Stores

**Attorney:** DLA Piper

**Change Request:** Residential Business Planned Development No. 157, to Residential Business Planned Development No 157, as amended

**Purpose:** The Applicant seeks this amendment to allow construction of a mixed-use project in Sub-Area C, including a new building containing a grocery store, approximately 477 dwelling units, accessory parking, and other uses permitted in the B3-5 District, all as set forth in more detail in the accompanying application documents.

**NO.18203 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8789**

**Common Address:** 1429-33 North Ashland Ave

**Applicant:** Krzysztof Kroll

**Owner:** Krzysztof Kroll

**Attorney:** Gordon & Pikarski

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

**Purpose:** The Applicant intends to use the property as nine residential and 2,640 square feet of ground floor commercial space. Nine parking spaces will be provided. The building will reach a height of 49'5" as defined by the ordinance

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

**Business ID Signs**

<b>Doc#</b>	<b>Ward</b>	<b>Location</b>	<b>Permit Issued To</b>
Or2014-621	2 <sup>nd</sup>	637-674 W. Roosevelt Rd .	Parvin Clauss Sign Co
Or2014-622	5 <sup>th</sup>	5700 S. Maryland Ave.	Evan's Electric LLC
Or2014-613	10 <sup>th</sup>	9200 S. Commercial Ave.	Modern Signs Inc.
Or2014-612	10 <sup>th</sup>	9200 S. Commercial Ave.	Modern Signs Inc.
Or2014-608	11 <sup>th</sup>	2201 S. Halsted St.	Gracie Group LLC
Or2015-11	18 <sup>th</sup>	3302 W 87 <sup>th</sup> St	Neon Prism Electric Sign Co.
Or2014-611	27 <sup>th</sup>	925 W. Randolph St.	Landmark Sign Group
Or2014-615	42 <sup>nd</sup>	1 N. Halsted St.	Doyle Signs Inc.
Or2014-616	42 <sup>nd</sup>	1 N. Halsted St.	Doyle Signs Inc.
Or2014-617	42 <sup>nd</sup>	1 N. Halsted St.	Doyle Signs Inc.
Or2014-618	42 <sup>nd</sup>	1 N. Halsted St.	Doyle Signs Inc.
Or2014-607	44 <sup>th</sup>	3301 N. Ashland Ave.	Doyle Signs Inc.
Or2014-614	45 <sup>th</sup>	5136 W. Irving Park Rd.	H.M. Witt & Co
Or2014-609	48 <sup>th</sup>	5333 N. Sheridan Rd.	Billboards Inc.
Or2014-610	48 <sup>th</sup>	5333 N. Sheridan Rd.	Billboards Inc.
Or2014-552	49 <sup>th</sup>	7545 N Clark St.	ASL Group

**Substituted Business ID Signs**

<b>Doc#</b>	<b>Ward</b>	<b>Location</b>	<b>Permit Issued To</b>	
O2014-9382	32 <sup>nd</sup>	1160 N Halsted Ave	Identity Services LLC	PASS AS AMENDED
O2014-9383	32 <sup>nd</sup>	1160 N Halsted Ave	Identity Services LLC	PASS AS AMENDED
O2014-9384	32 <sup>nd</sup>	1160 N Halsted Ave	Identity Services LLC	PASS AS AMENDED
O2014-9381	32 <sup>nd</sup>	3053 N Ashland Ave	Identity Services LLC	PASS AS AMENDED

**Off Premise Sign**

<b>Doc#</b>	<b>Ward</b>	<b>Location</b>	<b>Permit Issued To</b>
Or2015-10	27	1375 W Fulton Ave	Lincoln Service Inc.