

SUMMARY OF A MEETING
COMMITTEE ON ZONING; LANDMARKS AND BUILDING STANDARDS
MEETING OF December 9, 2014
TO BE REPORTED OUT DECEMBER 10, 2014

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OFFICE OF THE
CITY CLERK

NO. TAD-529 (38TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT # O2014-8829

To amend Title 13-12-340 of the Municipal Code of Chicago, by adding and deleting language in regards to *re-examination procedures for supervising electrician position*

NO. TAD-514 (42ND WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-898

To amend Title 17 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *Eligibility Criteria for Transit Facilities*

PASS AS AMENDED

NO. A-8034 (12TH WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT # O2014-7945

Common Address: The segment of the West Cermak Road right of way in the area bounded by, The west line of South California Avenue to the east line of South Marshall Boulevard

Applicant: Alderman George Cardenas

Change Request: To Remove all designations of Pedestrian Street

PASS AS AMENDED

NO. A-8050 (16TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT # O2014-8885

Common Address: 1100-02 W 59th St

Applicant: Alderman Joanne Thompson

Change Request: B3-1 Community Shopping District to RS3 Residential Single-Unit (Detached House) District

NO. A-8051 (16TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT # O2014-8886

Common Address: 1110-20 W 59th Street

Applicant: Alderman Joanne Thompson

Change Request: C1-1 Neighborhood Commercial District and B3-1 Community Shopping District to RS3 Residential Single-Unit (Detached House) District

NO. A-8054 (33RD WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT # O2014-8894

Common Address: 3700-14 North California

Applicant: Alderman Deborah Mell

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

NO. A-8056 (42ND WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT # O2014-8902

Common Address: 351 W Huron St

Applicant: Alderman Brendan Reilly

Change Request: DX-5 Downtown Mixed-Use District to DX-3 Downtown Mixed Use District

NO.18043 (1st WARD) ORDINANCE REFERRED (5-28-14)
DOCUMENT #O2014-4174

PASS AS REVISED

Common Address: 1237-53 N. Milwaukee Avenue/1230-40 N. Ashland Avenue
Applicant: 1237 North Milwaukee, LLC (Core Campus LLC)
Owner: 1237 North Milwaukee, LLC (Core Campus LLC)
Attorney: Rolando Acosta
Change Request: B1-3 Neighborhood Shopping District to B3-5 Community Shopping District ; then to a Planned Development
Purpose: Development of a seven story, mixed use, residential and commercial building, consisting of sixty residential dwelling units, 12868 square feet of retail space, with one loading berth and no parking spaces

NO.18215 (1st WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #O2014-8801

Common Address: 1726-32 West Division Street
Applicant: 1728 Division LLC (See Application for list of LLC Members)
Owner: 1728 Division LLC (See Application for list of LLC Members)
Attorney: Michael Ezgur
Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District
Purpose: The property will be improved with an addition resulting in a four story building (48 feet tall) containing approximately 4,980 square feet of first floor commercial space, a total of thirteen residential dwelling units on the upper floors, seven parking spaces and no loading berth

NO.18037 (2nd WARD) ORDINANCE REFERRED (5-28-14)
DOCUMENT #O2014-4168

Common Address: 1343 N Bosworth
Applicant: Bartosz Wisniewski
Owner: Bartosz Wisniewski
Attorney: N/A
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District
Purpose: (3) Three Dwellings, (3) Three Parking Spaces, 36' height of building

NO.18149-T1 (2nd WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #O2014-6790

Common Address: 2271-73 North Clybourn Ave
Applicant: 2271 Clybourn LLC (Lane Epstein)
Owner: Barry Levison
Attorney: Michael Ezgur
Change Request: M1-2 Limited Manufacturing/ Business Park District to B1-2 Neighborhood Shopping District
Purpose: The property will be developed with a three story building (46.10 feet tall) containing approximately 2,869 square feet of first floor commercial space, a total of four residential dwelling units on the upper floors, five parking spaces and no loading berth.

NO.18205 (9TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8791

Common Address: 159 East Kensington Ave
Applicant: Anthony D. Lofrano
Owner: Anthony D. Lofrano
Attorney: Law Office of Samuel VP Banks
Change Request: RS3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District
Purpose: The applicant seeks a zoning change to establish an auto repair facility at the site. There are no dwelling units proposed, and the square footage of the auto repair facility will be 1,300 square feet. There are no on-site parking spaces and the height of the existing building on site will remain

NO.18186 (10TH WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8025

PASS AS REVISED

Common Address: 10344-10476 S Indianapolis; 3900-3916 East 104th Street; 3920-3966 East 105th Street
Applicant: Public Building Commission
Owner: Public Building Commission
Attorney: Meg George
Change Request: C1-1 Neighborhood Commercial District and M1-1 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District and then to an Institutional Planned Development
Purpose: The Public Building Commission will be constructing a new elementary school on behalf of Chicago Public Schools

NO. 17954 (17TH WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1434

Common Address: 7654-56 S Peoria Street; 904-910 W 77th Street
Applicant: Estell & Eunice Mae A.I.M. LLC (Audrey Buford)
Owner: Estell & Eunice Mae A.I.M. LLC (Audrey Buford)
Attorney: Sabrina Herell of Logik Legal LLC
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District Residential Multi-Unit District
Purpose: The property will remain residential but with 12 dwelling units. Property has 12 parking spaces. Property is 7,435 sq.ft. and 30 ft. high.

NO.18225 (22ND WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8813

Common Address: 4365-4379 W Ogden Ave; 2415-2429 S Kostner Ave; and 2358-2426 S Kirkland
Applicant: Healthcare Alternative Systems Inc.
Owner: Healthcare Alternative Systems Inc.
Attorney: Daniel Kraft
Change Request: M1-2 Limited Manufacturing/ Business Park District to M2-2 Light Industry District
Purpose: The zoning change of the lots will allow the establishment of the outdoor operation of an Urban Farm, which will enable the Applicant to grow and sell fresh, organic, locally grown fruits, vegetables, and herbs in an area currently defined as a food desert. In addition, the Urban Farm will serve a therapeutic function through gardening for clients of Healthcare Alternative Systems Inc. a non-profit organization that provides social services addressing issues such as domestic violence, postpartum depression, ex-offender reentry and substance abuse. The Urban Farm will have three parking spaces initially (with sufficient capacity to add additional parking spaces), as well as a storage shed.

NO.18204 (23rd WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8790

Common Address: 6010-18 South Kedzie Ave
Applicant: Anel Castro
Owner: Anel Castro
Attorney: Gordon & Pikarski
Change Request: B1-1 Neighborhood Shopping District to B3-1 Community Shopping District
Purpose: The property will be used for the repair of automobiles and the retail sale of related items. No dwelling units are proposed. The building will not be increased in size.

NO.18196-T1 (24th WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8043

Common Address: 4613-4617 W Harrison Street
Applicant: David Hegwood
Owner: David Hegwood
Attorney: O. Kate Tragesser
Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District
Purpose: To allow for all uses permitted in a C1-2 Neighborhood Commercial District. There are no dwelling units. There are three (3) parking spaces. The approximate square footage of the existing one-story building is 1,626.25 square feet, the approximate height of the existing one-story building is 13.67 feet. There are no proposed changes to the existing one-story building.

NO.18164 (25th WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6808

PASS AS REVISED

Common Address: 3000 and 3001 South Damen Ave
Applicant: ProLogis Park Chicago LLLP
Owner: Please see application for details
Attorney: DLA Piper
Change Request: Waterway Industrial Planned Development No. 1165 to Waterway Industrial Planned Development No. 1165, as amended and PMD No. 11, Planned Manufacturing District
Purpose: The Applicant requests a rezoning of a portion of the subject property from the Waterway-Industrial Planned Development Number 1165 to PMD Number 11, Planned Manufacturing District and for the remainder of the subject property to Waterway-Industrial Planned Development Number 1165, as amended, to allow an approximately 40 foot tall, 208,327 square foot distribution center, including approximately 452 automobile parking stalls and accessory uses

NO.18206 (26th WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8792

Common Address: 2243 W Erie St
Applicant: Jeffrey Granich
Owner: Jeffrey Granich
Attorney: Law Office of Samuel VP Banks
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The applicant is seeking a zoning change to permit a 2-story rear addition and a partial 3rd floor addition to the existing single family home. The zoning change is needed to permit an increase in square footage beyond the currently permitted floor area, and to allow an increase in height beyond the currently permitted height limit. The house will remain as a single family home with no commercial space. The existing two-car garage on site will remain, and the building will reach a height of 38'-0".

NO.18207 (26THWARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8793

Common Address: 2101 West Race Ave
Applicant: Cory Krieger
Owner: Cory Krieger
Attorney: Thomas Moore
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: Applicant proposes to construct a new 2.5 story, one family residential dwelling unit home with a height of 36 feet and construct a new 2 car garage.

NO.18209 (26THWARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8795

Common Address: 1652 N St. Louis Ave
Applicant: Armando Ramirez
Owner: Armando Ramirez
Attorney: Law Office of Samuel VP Banks
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The applicant seeks a zoning change to permit a third story dormer addition which will be converted to a 4th dwelling unit, in an existing 3 dwelling unit building. There will be a total of 4 dwelling units after completion of construction. No commercial space is proposed and the two on site garage parking spaces will remain. The proposed height after construction will be 37'-1".

NO.18217-T1 (27THWARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8803

Common Address: 100 S Racine
Applicant: Chicago Children's Theatre
Owner: City of Chicago
Attorney: Thomas Moore
Change Request: M1-3 Limited Manufacturing/Business Park District to B3-5 Community Shopping District
Purpose: Applicant will construct a not-for-profit 31,240 square foot, three story medium size children's entertainment theater venue with a total of 448 seats of which 299 seats will be in the main theater and 149 seats will be in a performance space not to be used concurrently. The building consists of four floors above grade with one floor below grade and no dwelling units. There are 29 parking spaces plus 2 handicapped parking spaces. The height of the building is 55'.

NO.18223-T1 (27THWARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8811

Common Address: 722 North Ada Street
Applicant: 722 Ada LLC (Igor Blumin and Alex Zdanov)
Owner: 722 Ada LLC (Igor Blumin and Alex Zdanov)
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RM4.5 Residential Multi-Unit District to RM4.5 Residential Multi-Unit District, as amended
Purpose: To build a new 3 dwelling unit residential building: 3 parking spaces: no commercial space: 4-story, height 44-3"

NO.18199-T1 (29TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8785

PASS WITH PLANS AMENDED

Common Address: 2931-57 North Harlem Ave
Applicant: 2931-57 North Harlem Ave LLC (Sam Zitella)
Owner: 2931-57 North Harlem Ave LLC (Sam Zitella)
Attorney: Law Office of Mark Kupiec & Associates
Change Request: B3-1 Community Shopping District to B2-5 Neighborhood Shopping District
Purpose: To partially demolish the existing building and build a 3-story addition to establish 56 dwelling units; 56 parking spaces; no commercial space; 4-story residential building, height 44'-8"

NO.18202 (30TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8788

Common Address: 3116-18 North Central Park Ave
Applicant: Weislawa Kozielski
Owner: Santiago and Jose Estrella
Attorney: Gordon & Pikarski
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: The property will be subdivided with the resulting northern lot- maintaining the existing four dwelling unit building and the resulting southern lot being improved with a three dwelling unit building. The northern lot will maintain its current parking and the southern lot will provide three spaces, no commercial is proposed.

NO.18071 (32ND WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4942

PASS AS AMENDED

Common Address: 2113 West Mclean Avenue
Applicant: 2113 W. McLean, LLC (Matthew Cibula, Timothy Quirk, Joshua Sedler)
Owner: 2113 W. McLean, LLC (Matthew Cibula, Timothy Quirk, Joshua Sedler)
Attorney: Law Offices of Samuel V.P. Banks
Change Request: RS-3 Residential Single-Unit (Detached House) District to RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District
Purpose: The Applicant is seeking a zoning amendment in order to permit the redevelopment of the subject property with a new three-story single family residence, with detached garage. The existing one-and-half (1 ½) story residential building and detached garage will be razed. The proposed new building will be masonry in construction and measure 38' (approx.) in height

NO.18211-T1 (33RD WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8797

Common Address: 3001-07 West Lawrence Ave/ 4746-50 North Sacramento Ave
Applicant: Larry East LLC (See Application for list of LLC Members)
Owner: Larry East LLC (See Application for list of LLC Members)
Attorney: Michael Ezgur
Change Request: C1-2 Neighborhood Commercial District to B2-5 Neighborhood Shopping District
Purpose: The property will undergo an interior remodeling; to include approximately 3,495 square feet of first floor commercial space, a conversion to a total of thirty residential dwelling units, three parking spaces and no loading berth.

NO.18214 (35TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8800

Common Address: 3750 N Bernard Street

Applicant: 4502-04 WIP, LLC (See Application for list of LLC Members)

Owner: 4502-04 WIP, LLC (See Application for list of LLC Members)

Attorney: Frederick Agustin

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

Purpose: The existing residential building will remain. The owner proposes to establish a fourth dwelling unit within the existing basement for a total of 4 dwelling units. Four (4) proposed parking spaces will be located at the rear of the property

NO.18216-T1 (35TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8802

PLANS AMENDED

Common Address: 2722-24 N Kimball

Applicant: Parker Kimball LLC (See Application for list of LLC Members)

Owner: Parker Kimball LLC (See Application for list of LLC Members)

Attorney: Thomas Moore

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5.5 Multi Unit District

Purpose: Applicant proposes to add 4 residential dwelling units to be used for special needs/handicapped population at grade level to the existing 12 residential dwelling unit building with 1 standard parking space and 1 handicapped accessible parking space for a total of 16 residential dwelling units.

NO.18222(35TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8809

Common Address: 3104 N Kimball Ave

Applicant: Mirek Dobrowolski

Owner: Mirek Dobrowolski

Attorney: Lisa Perna Miller

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

Purpose: After rezoning the subject property will be improved with a three-story, six dwelling units with six parking spaces. There will be no commercial space. The building height will be 37ft 10 inches

NO.18220 (40TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8807

Common Address: 2840 W Foster

Applicant: Shalom Properties LLC (Mendel and Judd Schneider)

Owner: Shalom Properties LLC (Mendel and Judd Schneider)

Attorney: Warren Silver

Change Request: B1-1 Neighborhood Shopping District to RS3 Residential Single-Unit (Detached House) District

Purpose: The property use will remain as a skilled nursing home facility. The existing one-story building will remain: and the parking at the rear of the site will not change.

NO.18039(41ST WARD) ORDINANCE REFERRED (5-28-14)
DOCUMENT #O2014-4170

PASS AS REVISED

Common Address: 8535 West Higgins Rd.

Applicant: Host Hotels & Resorts, Inc (See application for list of LLC members)

Owner: Host Hotels & Resorts, Inc (See application for list of LLC members)

Attorney: Edward J.Kus / Taft Stettinius & Hollister LLP

Change Request: Planned Development No. 44 to Planned Development No. 44, as amended

Purpose: Existing Hotel to remain with approximately 548 accessory parking spaces (Subarea A). Proposed office space containing approximately 750,000 square feet with approximately 3000 accessory parking spaces (Subarea B). Maximum height is 240' (FAA approved height)

NO.18201-T1 (44TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #O2014-8788

Common Address: 1154 West Belmont Ave

Applicant: L&L Academy and Preschool Lakeview 2 Corp (Unona Lutin)

Owner: 1154 West Belmont LLC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-2 Community Shopping District

Purpose: To establish a day care within the existing commercial building: no existing parking: approximately 5,897 square feet of commercial space: 1 story: existing height / no change proposed

NO.18219-T1 (44TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #O2014-8806

PLANS AMENDED

Common Address: 1254 W Addison Ave

Applicant: Luz Delia Spears Living Trust dated March 3, 2003; Dennis Spears Living Trust dated March 3, 2003

Owner: Luz Delia Spears Living Trust dated March 3, 2003; Dennis Spears Living Trust dated March 3, 2003

Attorney: John George/ Chris Leach

Change Request: RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: Commercial use on the ground floor with 4 dwelling units on the upper two floors (Existing).

NO.18141 (50TH WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #O2014-6782

Common Address: 6631-6647 North Kedzie Ave; 3046-3154 W Albion; 3046-3054 W Wallen Ave; 3047-3155 W Wallen Ave

Applicant: JFMC Facilities Corporation

Owner: Eli Stefansky

Attorney: Bernard Citron

Change Request: PD 826 to PD 826, as amended

Purpose: to allow the following use to be permitted in Subarea A: Day Care; Community Center; recreation and building offices

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

Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Permit Issued To</u>
Or2014-540	15	6104 S Kedzie Ave	Ad Deluxe Sign Company
Or2014-582	16	5139 S Ashland Ave	Omega Signs & Lighting
Or2014-588	23	3206 W 61 st St	AD Deluxe Sign Company
Or2014-566	35	3650 N Elston Ave	Corporate ID Solutions
Or2014-556	40	5820 N Western Ave	Sign America
Or2014-557	40	5820 N Western Ave	Sign America
Or2014-538	41	8501 W Higgins Rd	South Water Signs
Or2014-539	41	8501 W Higgins Rd	South Water Signs
Or2014-543	42	111 N Canal St	South Water Signs
Or2014-553	42	455 N Cityfront Plaza	Modern Signs Inc
Or2014-590	44	3301 N Ashland Ave	Doyle Signs Inc.
Or2014-589	44	3301 N Ashland Ave	Doyle Signs Inc.
Or2014-544	47	3914 N Clark St.	Great Lakes Awnings
Or2014-591	50	6014 N California Ave	North Shore Signs

Off Premise Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Permit Issued To</u>
Or2014-587	4	710 S Wabash	365 Outdoor

LANDMARK FEE WAIVERS

DOC# Or2014-592 (1st WARD) ORDER REFERRED (11/19/14)

Waiver of Building Permit Fees for the property located at 1514 N Leavitt St

DOC# Or2014-550 (3rd WARD) ORDER REFERRED (11/5/14)

Waiver of Building Permit Fees for the property located at 1323 S Michigan Unit C- 1st Floor

DOC# Or2014-555 (4th WARD) ORDER REFERRED (11/5/14)

Waiver of Building Permit Fees for the property located at 3334 S Giles Ave