

**Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
Meeting of March 14, 2016
To be reported out March 16, 2016**

**NO. A-8184 (3rd WARD) ORDINANCE REFERRED (11/18/15)
DOCUMENT # O2015-8062**

PASS AS REVISED

Common Address: 2039 S Prairie
Applicant: Alderman Pat Dowell
Change Request: Residential Business Planned Development No. 988 to Residential Business Planned Development No. 988, as amended

**NO. A-8190 (25th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT # O2015-8073**

Common Address: 2134-46 S Ashland Ave; 1601-27 W 21st Place
Applicant: Alderman Daniel Solis
Change Request: C1-2 Neighborhood Commercial District to M1-1 Limited Manufacturing/ Business Park District

**NO. A-8038 (30th WARD) ORDINANCE REFERRED (9/10/14)
DOCUMENT # O2014-6777**

Common Address: 4315-21 W Henderson Road
Applicant: Alderman Ariel Reboyras
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**NO. A-8199 (40th WARD) ORDINANCE REFERRED (2/10/16)
DOCUMENT # O2016-742**

Common Address: 5375 N Bowmanville Ave
Applicant: Alderman Patrick O'Connor
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**NO. A-8198 (42nd WARD) ORDINANCE REFERRED (2/10/16)
DOCUMENT # O2016-811**

Common Address: 55 E Washington
Applicant: Alderman Brendan Reilly
Change Request: DX-16 Downtown Mixed Use District to DR-10 Downtown Residential Use District

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NO.18535 (1ST WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6430

PASS AS AMENDED AND REVISED

Common Address: 2820-2996 N Clybourn Ave, 2000-2144 W Diversey Pkwy, 2007-2141 W Diversey Pkwy, 2601-2953 N Leavitt Ave, 2800-2888 N Leavitt Ave, 2601-2769 N Hoyne Ave, 2600-2768 N Hoyne Ave, 2600-2800 N Damen Ave and 2201-2223 W Oakdale Ave

Applicant: Lanthrop Community Partners, LLC

Owner: Chicago Housing Authority

Attorney: DLA Piper

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and POS-2 Parks and Open Spaces District to B2-1 Neighborhood Mixed Use District and then to a Waterway Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and POS-2 Neighborhood Park. Mini-Park or Playlot District to the B2-1 Neighborhood Mixed-Use District then to a Residential-Business Planned Development to allow for the construction and renovation of approximately 1,208 residential dwelling units and 50,000 square feet of commercial and retail space containing an overall FAR of 1.2. accessory parking, and accessory and incidental uses

NO.18627 T1 (1ST WARD) ORDINANCE REFERRED (01-13-16)
DOCUMENT #02016-60

PASS AS TYPE 1 PLANS AMNEDED

Common Address: 2633 West Armitage Ave

Applicant: Urban Real Estate Partners Three LLC

Owner: Urban Real Estate Partners Three LLC

Attorney: Law Offices of Samuel of V.P. Banks

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

Purpose: The Applicant is seeking a zoning change to permit the construction of a new four-story all residential building at the subject site. The Applicant intends to raze the existing two story building and to redevelop the site with a new four-story (with basement) residential building, containing four (4) dwelling units. The new development will provide onsite parking for two (2) vehicles, respectively. The new proposed building will be masonry in construction and measure 50'-0" in height.

NO. 18645-T1 (1ST WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-636

AMENDED TO A TYPE 1 APPLICATION

Common Address: 2124 N. Bingham St., Chicago, IL

Applicant: Bingham Trust

Owner: Bingham Trust

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: RS-3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To build a rear addition to the existing building and to allow an existing dwelling unit in the attic to continue; 2 parking spaces; no commercial space; 3 story existing height 33', no change proposed.

NO. 18655 T1 (1st WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-646

TYPE 1 PLANS AMENDED

Common Address: 2635-2641 W. North Ave. (1548-1556 N. Talman Ave.), Chicago, IL

Applicant: Vista On The Park LLC

Owner: Vista On The Park LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: B3-2 Community Shopping District to B2-5 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new six-story residential building at the subject site. The new proposed building will contain twenty-four (24) interior parking spaces at grade level and thirty (30) dwelling units above (Floors 2 thru 6). The main entrance to the building will be located on and accessible from Talman Avenue. The new proposed building will be masonry in construction with aluminum accents and measure 64'-2" in height.

NO. 18670 (1st WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-662

Common Address: 1709 W. Chicago Ave., Chicago, IL

Applicant: RGBW Ventures 1709 LLC

Owner: 1709 Chicago Venture LLC

Attorney: John Fritchey of F4 Consulting Ltd.

Change Request: B1-2 Neighborhood Shopping District to B3-2 Community Shopping District

Purpose: To allow for establishment of a ground floor restaurant in existing building and maintaining existing second floor offices building with approximately 3500 sq ft of ground floor retail space offices on second floor and zero off-street parking spaces in existing 43' 2-story building.

NO. 18650 T1 (2nd WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-641

Common Address: 1468 N. Ashland Ave., Chicago, IL

Applicant: 1468 N. Ashland LLC

Owner: Rachel and Juan Oliva

Attorney: Law Offices of Samuel V.P. Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building at the subject site. The Applicant intends to raze the existing building. The new proposed building will contain one (1) commercial/office unit (1,229 sq ft) at grade level with an attached three-car garage. There will be three (3) dwelling units above (one unit each on the 2nd thru 4th floors). The new proposed building will be masonry in construction and measure 46'-9' 1/2" in height.

NO. 18633 (10th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-608

Common Address: 10731-33 S. Buffalo Ave., Chicago, IL

Applicant: Araceli Diaz

Owner: Araceli Diaz

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: RS-2 Residential Single Unit (Detached House) District to RT-3.5 Residential Two Flat, Townhouses, and Multi-Unit District

Purpose: Existing 2-flat at 10731 S. Buffalo with existing 2 car garage will continue; existing height, no change proposed; and to obtain a building permit to allow the existing single family house at 10733 S. Buffalo to continue; 2 parking spaces; existing 23' (2-story) no change proposed.

NO. 18651 T1 (12th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-642

TYPE 1 PLANS AMENDED

Common Address: 4156-4192 S. Archer Ave. / 4120-4134 S. Richmond St.

Applicant: Shiner Capital Partners, LLC

Owner: TCF Bank

Attorney: Kevin Wolfberg of Schain Banks

Change Request: B1-3 Neighborhood Shopping District and RS-3 Residential Single-Unit (Detached House) District to B1-3 Neighborhood Shopping District

Purpose: To allow for a proposed 9,000 sq ft retail building and a 2,542 sq ft proposed bank building with 2 drive thru lanes and 47 parking spaces.

NO. 18646 (14th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-637

Common Address: 2607 W. 51st Street, Chicago, IL

Applicant: Jose and Flora Tapia

Owner: Jose and Flora Tapia

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District

Purpose: To allow 3 dwelling units within the existing residential building; 3 parking spaces; no commercial space; 3 story, existing heights no change proposed (approx. 30').

NO. 18648 T1 (19th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-639

Common Address: 3914-3936 W. 111th St. / 11041-11059 S. Harding Ave.

Applicant: 111th St. Storage, LLC

Owner: PK Development, LLC

Attorney: Law Offices of Samuel V.P. Banks

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

Purpose: The Applicant is proposing to develop the subject property with a new three-story building for use as a commercial self-storage facility. The building will contain a total of 66,337 sq ft. The building will be 31'-0" in height and will be masonry in construction. No parking spaces will be provided.

NO. 18635 (23rd WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-610

Common Address: 5527 S. Mason

Applicant: Elisa Anguiano and Mario Angulo

Owner: Elisa Anguiano and Mario Angulo

Attorney: Warren E. Silver

Change Request: RS-2 Residential Single Unit (Detached House) District to RT-3.5 Residential Two Flat, Townhouses, and Multi-Unit District

Purpose: The property is presently improved with one two story masonry building consisting of three dwelling units. There are two parking spaces in a detached garage located at the rear of the property. Once the property is rezoned, the existing two story masonry building with the three dwelling units and the detached garage with the two parking spaces will remain.

NO. 18638 (25th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-613

PASS AS AMENDED

Common Address: 1140 W. Monroe St.

Applicant: Francis Wisniewski

Owner: Francis Wisniewski

Attorney: David Askew

Change Request: DR-3 Downtown Residential District to DX-3 Downtown Mixed-Use District

Purpose: Single family with commercial kitchen on ground floor at rear of building.

NO. 18659 (25th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-650

Common Address: 2004-08 W. Coutler St.

Applicant: Crystal Torres

Owner: Crystal Torres

Attorney: Rolando Acosta

Change Request: RS-3 Residential Single-Unit (Detached House) District to RT-4 Residential Two Flat, Townhouses, and Multi-Unit District

Purpose: Two residential buildings each one and half stories in height (approximately 19'5") and each containing two residential dwelling units with two parking spaces.

NO. 18662 (25th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-653

Common Address: 1906 S. Loomis St.

Applicant: Karolina Makowski

Owner: Karolina Makowski

Attorney: Michael H. Ezgur

Change Request: RT-4 Residential Two Flat, Townhouses, and Multi-Unit District to RMS Residential Multi-Unit District

Purpose: The subject property, consisting of 3,120 sq ft, is improved with an apartment building containing three residential dwelling units and three parking spaces. The Applicant proposes a renovation and addition of one dwelling unit for a total of four dwelling units and three parking spaces. The height of the building will remain at 37 feet.

NO.18501 (27th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6392

PASS AS REVISED

Common Address: 701-712 W Grand Ave
Applicant: Wicker Park Apartments, Inc.
Owner: 710 West Grand Ave
Attorney: Thomas Moore
Change Request: M2-3 Light Industry District to C1-5 Neighborhood Commercial District; and C1-5 Neighborhood Commercial District to a Residential Business Planned Development
Purpose: To construct a Transit Oriented Development with a 9 story building with 105 residential dwelling units, approximately 5000 square feet of retail space on the first floor with 45 parking spaces with one 10' x 30' loading berth. The height of the building will be 118' – 2"

NO. 18671 T1 (27th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-663

Common Address: 1637-1659 W. Washington Blvd; 49-59 N. Paulina St.
Applicant: McCrory Senior Apartments, LLC
Owner: First Baptist Congregational Church, as to 1639, 1641, 1643, 1647, 1653 and 1655 W. Washington Blvd.
Attorney: Steven Friedland of Applegate & Thorne-Thomsen, PC
Change Request: RT-4 Residential Two Flat, Townhouses, and Multi-Unit District to RM5.5 Multi-Unit District
Purpose: Applicant will develop a 5-story, 62 unit elderly housing building. The development will include 20 off-street parking spaces. The height of the building will be approximately 59 ft. The proposed rezoning is a Type 1 rezoning under the Zoning Ordinance.

NO. 18632 (28th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-607

Common Address: 156 N. Lotus Ave., Chicago, IL
Applicant: Kevin Havis Hunt
Owner: Kevin Havis Hunt
Attorney: Law Office of Mark J. Kupiec & Assoc.
Change Request: RS-3 Residential Single-Unit (Detached House) District to RT-4 Residential Two Flat, Townhouses, and Multi-Unit District
Purpose: To obtain a building permit to allow an existing dwelling unit in the basement to continue within the existing building for a total of 3 DU; 2 parking spaces; no commercial space; 2 story, existing height, no change proposed.

NO. 18649 (29th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-640

Common Address: 3036-40 N. Harlem Ave., Chicago, IL
Applicant: BZ On Harlem LLC
Owner: Parkway Bank and Trust Company ATUT #5967
Attorney: Law Office of Mark J. Kupiec & Assoc.
Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District
Purpose: To demolish the existing building and build a new 3 story, 9 dwelling unit residential building; 9 parking spaces; no commercial space; 3 story/within the max allowable height of 45'.

NO. 18639 (30th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-614

Common Address: 2830-32 N. Lawndale Ave.
Applicant: Chexapad, LLC
Owner: Chexapad, LLC
Attorney: Thomas S. Moore
Change Request: RS-3 Residential Single-Unit (Detached House) District to RT-4 Residential Two Flat, Townhouses, and Multi-Unit District
Purpose: In order to allow for the construction of a new 6 residential dwelling unit building with 6 parking spaces. The height of the building will be 38'.

NO. 18640 (30th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-615

Common Address: 2821 N. Avers Ave.
Applicant: Chexapad, LLC
Owner: Chexapad, LLC
Attorney: Thomas S. Moore
Change Request: RS-3 Residential Single-Unit (Detached House) District to RT-4 Residential Two Flat, Townhouses, and Multi-Unit District
Purpose: In order to allow for the construction of a three story, six residential dwelling unit building with 6 parking spaces. The height of the building will be 38'.

NO. 18641 T1 (31st WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-616

Common Address: 2610-2612 N. Laramie Ave., 2616-2618 N. Laramie Ave.
Applicant: Pangea Properties
Owner: Pangea Properties
Attorney: Thomas S. Moore
Change Request: B3-1 Community Shopping District to B2-5 Neighborhood Mixed-Use District
Purpose: In order to allow for the renovation of the 2 ground floor commercial spaces in 2610-2612 N. Laramie to be converted to 2 residential dwelling units and the 2 ground floor commercial spaces at 2616-2618 N. Laramie to be converted to 2 residential dwelling units for a total of 4 residential dwelling units in each building. The height of each of the buildings is 41'-0" and will remain as existing.

NO. 18644 (33rd WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-635

Common Address: 4125 N. Kimball
Applicant: Zach Roombos
Owner: Zach Roombos
Attorney: Law Offices of Samuel V.P. Banks
Change Request: RS-3 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District
Purpose: The Applicant is proposing to establish a limited restaurant (retail food establishment without alcohol sales) within the first floor unit of the existing 2 ½-story building located at the subject property. The existing building will otherwise remain without change. Two (2) onsite garage parking spaces will remain located at the rear of the subject lot.

NO. 18668 (33^d WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-660

Common Address: 2858 W. Belmont Ave., Chicago, IL

Applicant: Belmont-Francisco LLC

Owner: Belmont-Francisco LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: C1-1 Neighborhood Commercial 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 and two new detached garages at the subject site. The new proposed building will contain a total of six (6) dwelling units. The two new detached garages will provide parking for three (3) vehicles each for a total of six (6) onsite parking spaces. The new proposed residential building will be masonry in construction and measure 37'-5" in height.

NO. 18636 (34th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-611

Common Address: 12701 S. Halsted St.

Applicant: Ibrahim Tlaib

Owner: Ibrahim Tlaib

Attorney: Lewis W. Powell III

Change Request: B3-1 Community Shopping District to C2-1 Motor Vehicle-Commercial District

Purpose: Auto repair garage with three bays and out-door auto sales with a total of 15 parking spaces

NO. 18637 (34th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-612

Common Address: 12238 S. Parnell Ave., Chicago, IL, 60628

Applicant: Glory to Glory Family Christian Center

Owner: Glory to Glory Family Christian Center

Attorney: Lewis W. Powell III

Change Request: RS-3 Residential Single-Unit (Detached House) District to RT-4 Residential Two Flat, Townhouses, and Multi-Unit District

Purpose: The existing 485 seat church with New 4916.13 sq ft fellowship hall building addition to church campus. 20 ft. 9 in. high one (1) story fellowship hall addition with mezzanine.

NO. 18631 (39th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-606

Common Address: 3555 W. Foster Ave., Chicago, IL, 60625

Applicant: Vechean Shamaon

Owner: Telshe Yeshiva – Chicago (Rabbinical College of Telshe-Chicago, Inc.)

Attorney: Paul A. Kolpak

Change Request: B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle-Commercial District

Purpose: Outdoor sales of used cars; the existing body shop and repair to remain. No dwelling units. Height of the existing building: 14 ft; 4,161 sq ft commercial space.

NO. 17776 (40th WARD) ORDINANCE REFERRED (7/24/13)
DOCUMENT # O2013-5506

PASS AS REVISED

Common Address: 5700 North Ashland Avenue

Applicant: Edgewater Medical Center

Owner: Edgewater Medical Center

Attorney: Gregory Furda

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District and then to a Residential Business Planned Development

Purpose: The proposed conceptual project is a new 12-story, approximately 120 foot high residential building containing 214 dwelling units. 234 indoor parking spaces and approximately 14,000 square feet of 1st floor neighborhood retail space. An area of +/- 40,000 square feet immediately west of the building will be donated for a community park

NO. 18634 (43rd WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-609

Common Address: 1870 N. Dayton St.

Applicant: Anne Huston

Owner: Anne Huston

Attorney: Thomas S. Moore

Change Request: RT-4 Residential Two Flat, Townhouses, and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: A zoning change would allow the applicant to apply for a special use to allow for a vacation rental in one of the two existing residential dwelling units.

NO.18618 T1 (45th WARD) ORDINANCE REFERRED (01-13-16)
DOCUMENT #02016-51

PASS AS TYPE 1 PLANS AMENDED

Common Address: 4015 North Monticello Ave

Applicant: Dunmore Irving, Inc.

Owner: Dunmore Irving, Inc.

Attorney: Daniel G. Lauer

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

Purpose: The applicant intends to rezone the vacant lot located at 4015 North Monticello Ave. in order to use the lot for four (4) required, accessory off-site parking spaces and four (4) non-required accessory off-site parking spaces to serve the adjacent daycare facility at 3620 West Irving Park Road.

NO. 18669 (47th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-661

Common Address: 3530 N. Lincoln Ave.

Applicant: VGS Holdings LLC

Owner: VGS Holdings LLC

Attorney: John Fritchey at F4 Consulting Ltd.

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

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

Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Permit Issued To</u>
TBD	14	5559 S Kedzie	Signco Inc.
TBD	14	5559 S Kedzie	Signco Inc.
TBD	14	5559 S Kedzie	Signco Inc.
TBD	14	5559 S Kedzie	Signco Inc.
TBD	14	5600 S Kedzie	Signco Inc.
TBD	14	5600 S Kedzie	Signco Inc.
TBD	14	5600 S Kedzie	Signco Inc.
TBD	14	5600 S Kedzie	Signco Inc.
TBD	14	5600 S Kedzie	Signco Inc.
TBD	14	5600 S Kedzie	Signco Inc.
TBD	25	2800 S Ashland	Landmark Sign Group
TBD	25	2800 S Ashland	Landmark Sign Group
TBD	25	2800 S Ashland	Landmark Sign Group
TBD	45	4400 W Addison	Corporate ID Solutions
TBD	45	4400 W Addison	Corporate ID Solutions
TBD	45	4400 W Addison	Corporate ID Solutions

Demolition

Or2016-13 (2nd Ward) ORDINANCE REFERRED (1-13-16)

Demolition of historical landmark building at 1938 W Augusta Blvd