

# Meeting Of The Committee on Zoning Landmark & Building Standards

**THURSDAY, AUGUST 27, 2015 AT 10:00 AM**  
**COUNCIL CHAMBERS, 2<sup>nd</sup> 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

RECEIVED  
#3  
2015 AUG 21 AM 11:14  
OFFICE OF THE  
CITY CLERK

**NO. A-8136 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT # O2015-4723**

**Common Address:** 17-19 W Hubbard Street

**Applicant:** Alderman Brendan Reilly

**Change Request:** DX-7 Downtown Mixed Use District to DX-3 Downtown Mixed Use District

**NO. A-8137 (40<sup>th</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT # O2015-4712**

**Common Address:** 5636-42 North Ashland Avenue

**Applicant:** Alderman Patrick.J.O'Connor

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

**NO. A-8152 (35<sup>th</sup> WARD) ORDINANCE REFERRED (7-29-15)**  
**DOCUMENT # O2015-5382**

**To classify a portion of Milwaukee Avenue from Logan to Central Park as a pedestrian street**

**NO. A-8138 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT # O2015-4707**

**Common Address:** 3038-44 West Armitage Avenue

**Applicant:** Alderman Scott Waguespack

**Change Request:** B3-5 Community Shopping District to B3-1 Community Shopping District

**NO. A-8140 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT # O2015-4696**

**Common Address:** 619-621 N. Troy Street

**Applicant:** Alderman Walter Burnett

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

**NO. A-8141 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT # O2015-4697**

**Common Address:** 524-530 N. Troy Street

**Applicant:** Alderman Walter Burnett

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

**NO. A-8142 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT # O2015-4698**

**Common Address:** 601-607 N. Sawyer Avenue

**Applicant:** Alderman Walter Burnett

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

**NO. A-8143 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT # O2015-4699**

**Common Address:** 614 N. Spaulding Avenue

**Applicant:** Alderman Walter Burnett

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

**NO. A-8144 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT # O2015-4700**

**Common Address:** 600-602 N. St. Louis Avenue

**Applicant:** Alderman Walter Burnett

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

**NO. A-8145 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT # O2015-4702**

**Common Address:** 549 N. Drake Avenue

**Applicant:** Alderman Walter Burnett

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

**NO. A-8146 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT # O2015-4703**

**Common Address:** 601-603 N. Central Park Avenue

**Applicant:** Alderman Walter Burnett

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

**NO. A-8147 (14<sup>th</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT # O2015-4706**

**Common Address:** 4744-54 South Fairfield Avenue; 4747-57 South California Avenue

**Applicant:** Alderman Edward M. Burke

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

**NO. A-8148 (13<sup>th</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT # O2015-4705**

**Common Address:** 5652-54 West 64<sup>th</sup> Place

**Applicant:** Alderman Marty Quinn

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

**NO. A-8149 (11<sup>th</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT # O2015-4704**

**Common Address:** 2401-21 South Archer Avenue; 2412-34 South Wallace Street; 600-34 West 24<sup>th</sup> Place

**Applicant:** Alderman Patrick D. Thompson

**Change Request:** B3-5 Community Shopping District to C3-3 Commercial, Manufacturing and Employment District

**NO. A-8150 (9<sup>th</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT # O2015-4721**

**Common Address:** 200 E. 99<sup>th</sup> Street; 9800-60S. Prairie Avenue; 9801-59 S. Indiana Avenue

**Applicant:** Alderman Anthony A. Beale

**Change Request:** RS2 Residential Single-Unit (Detached House) to M1-1 Limited Manufacturing/ Business Park District

**NO.18426(47<sup>th</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT #O2015-4648**

**Common Address:** 3418-3420 North Lincoln Avenue, Chicago, Illinois60657

**Applicant:** Lincoln and Roscoe, LLC

**Owner:** Stewart Diamond and Shari Diamond

**Attorney:** Richard F. Klawiter &Katie Jahnke Dale –DLA Piper LLP (US)

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

**Purpose:** The Applicant requests a rezoning of the subject property from B3-3 and then to Residential Business Planned Development to allow for construction of a +/- 49'10" residential/mixed-use building containing up to 3.5 FAR, up to 18 dwelling units, accessory parking, approximately2,425 square feet of commercial uses on the 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.18437(46<sup>th</sup> WARD) ORDINANCE REFERRED (7-29-15)**  
**DOCUMENT #02015-5314**

**Common Address:** 3801-3809 N Broadway

**Applicant:** 732 W Grace Inc.

**Owner:** 732 W Grace Inc.

**Attorney:** Thomas S. Moore

**Change Request:** B1-5 Neighborhood Shopping District to B3-5 Community Shopping District

**Purpose:** Amend the zoning in order to allow for the renovation of the first floor restaurant full bar use. The height of the building is 40 ft. and will remain as existing. The 14 residential dwelling units will remain as existing.

**NO.18420(42<sup>nd</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT #02015-4642**

**Common Address:** 115-479 East Wacker Drive, 150-244 N. Lake Shore Dr., 200-474 E. Randolph; 119-125 E.Lake St., 201-231 N. Michigan Ave., 200-336 N. Stetson Ave., 151-335 N. Stetson Ave., 150-324 N. Columbus Dr., 151-323 N. Columbus Drive; 151-251 N. Field Blvd Columbus Dr., 150-25- N. Field Blvd.

**Applicant:** Lakeshore East, L.L.C.

**Owner:** Lakeshore East, L.L.C.

**Attorney:** John J. George; Schuyler, Roche&Crisham

**Change Request:** PD 70 to PD 70 as amended

**Purpose:** To allow for shift in bulk regulations and revisions to the infrastructure. Please see Planned Development Statements, Exhibits, and Master Plan and Design Standards Lakeshore East 2015 for details.

**NO.18421(40<sup>th</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT #02015-4643**

**Common Address:** 5501-5525 N Western Ave

**Applicant:** Intrinsic Schools, an Illinois not for Profit Corporation

**Owner:** SCI Illinois serveries, Inc.

**Attorney:** Andrew Scott

**Change Request:** RM-5 Multi Unit District to an Intuitional Planned Development

**Purpose:** The applicant proposes to develop approximately two buildings, totaling about 121,667 square feet, with a 7-12 school, in two phases, with at least 70 off street parking spaces, an athletic field and other incidental improvements

**NO.18438-T1 (40<sup>th</sup> WARD) ORDINANCE REFERRED (7-29-15)**  
**DOCUMENT #02015-5315**

**Common Address:** 5061-5063 N Lincoln Avenue

**Applicant:** 5061 N Lincoln LLC

**Owner:** 5061 N Lincoln LLC

**Attorney:** Thomas S. Moore

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

**Purpose:** To construct a 4 story, 8 residential dwelling unit building with 8 parking spaces with no commercial space. The height of the building will be 58'-9 3/8".

**NO.18434-T1 (40<sup>th</sup> WARD) ORDINANCE REFERRED (7-29-15)**  
**DOCUMENT #02015-5311**

**Common Address:** 4912-4916 N Lincoln Avenue

**Applicant:** 4912 N Lincoln LLC

**Owner:** 4912 N Lincoln LLC

**Attorney:** Thomas S. Moore

**Change Request:** B1-2 Neighborhood Shopping District to B1-5 Neighborhood Shopping District

**Purpose:** To construct a 5 story, 8 residential dwelling unit building with 8 parking spaces with two commercial spaces on the first floor. The commercial space will be a total of 2,040 square feet. The height of the building will be 68'-103/4".

**NO.18425(39<sup>th</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT #02015-4647**

**Common Address:** 6253 W. Devon Avenue, Chicago, IL 60646

**Applicant:** Salvatore Giannola

**Owner:** The Giannola Family Trust Dated the 18<sup>th</sup> Day of March, 2003

**Attorney:** Paul A. Kolpak

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

**Purpose:** The site will now contain five dwelling units with five parking spaces, no commercial space and the proposed height of the building is 35 feet.

**NO.18439 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (7-29-15)**  
**DOCUMENT #02015-5316**

**Common Address:** 2619-2621 North Washtenaw

**Applicant:** HACM 2, LLC-Washtenaw Series

**Owner:** HACM 2, LLC-Washtenaw Series

**Attorney:** William J.P. Banks, Kenny & Schwartz, Ltd

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

**Purpose:** The existing 2 dwelling-unit building at 2621 north Washtenaw will remain and a Proposed new single family home will be built at 2619 north Washtenaw

**NO.18433(31<sup>st</sup> WARD) ORDINANCE REFERRED (7-29-15)**  
**DOCUMENT #02015-5310**

**Common Address:** 2600-18 North Cicero Avenue, Chicago

**Applicant:** Swell Chicago LLC

**Owner:** Chicago Title and Land Trust Company ATUT 117746-01

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

**Change Request:** B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

**Purpose:** To establish a catering business (retail food license and catering license including accessory liquor ) within the existing building; approx.. 15,000SF of commercial space; existing parking; existing 2-story building-no change in height proposed.

**NO.18427(27<sup>th</sup> WARD) ORDINANCE REFERRED (7-29-15)**  
**DOCUMENT #02015-5304**

**Common Address:** 1012 W Lake Street

**Applicant:** 1012 Lake Street LLC

**Owner:** 1012 Lake Street LLC

**Attorney:** Thomas S. Moore

**Change Request:** C1-1 Neighborhood Commercial District to C1-2 Neighborhood Commercial District

**Purpose:** To allow for the addition of a fourth story to the existing one residential dwelling unit to add 2 bedrooms and 1.5 bathrooms. The floor commercial unit will remain as existing, no change. The height of the building will be 48'.

**NO.18432-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (7-29-15)**  
**DOCUMENT #02015-5309**

**Common Address:** 1300-02 North Artesian Avenue, Chicago

**Applicant:** 1300 N. Artesian LLC

**Owner:** 1300 N. Artesian LLC

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

**Change Request:** RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

**Purpose:** To convert the existing church building into a 6 dwelling unit residential building; 6 parking spaces; no commercial space; existing height of 59' 0 no charge proposed.

**NO.18422 (25<sup>th</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT #02015-4644**

**Common Address:** 650-658 S. Wells and 700-758 S. Wells; 223-313 W. Harrison Street; 301-321 W. Polk Street and 201-249 W. Polk Street

**Applicant:** 1000 S. wells (Chicago), LLC

**Owner:** Franklin Point Equities, LLC, c/o Kleinberg Kaplan Wolff Cohen

**Attorney:** David L. Reifman –DLA Piper LLP (US)

**Change Request:** DX-7 Downtown Mixed-Use District to a Waterway Residential –Business Planned Development

**Purpose:** To allow for construction of a mixed-use project containing multiple buildings to be constructed in phases. The project will include an overall maximum 8.75 FAR (including available bonus) and approximately 2,700 residential dwelling units. The project will include residential, public and civic, commercial and recreation uses, parking, and accessory and incidental uses detailed in the enclosed Planned Development statements.

**NO.18424 (25<sup>th</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT #02015-4646**

**Common Address:** 1800-04 S. Ashland Ave./1601-11 W.18<sup>th</sup> Street

**Applicant** 1800 Ashland, LLC

**Owner** 1800 Ashland, LLC

**Attorney:** Rolando R. Acosta

**Change Request:** C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

**Purpose:** The existing building will be rehabilitated. The ground floor will continue to be used for retail space. Two residential dwelling units will be added to the upper

floor for a total of ten units. Two parking spaces will be added for a total of four parking spaces and no loading will continue to be provided.

**NO.18428-T1(25<sup>th</sup> WARD) ORDINANCE REFERRED (7-29-15)**  
**DOCUMENT #02015-5305**

**Common Address:** 17-39 S Aberdeen St., 1052-1054 W Monroe St.

**Applicant** 35 S Aberdeen LLC

**Owner:** 35 S Aberdeen LLC

**Attorney:** Thomas S. Moore

**Change Request:** DS-3 Downtown Service District to DX-3 Downtown Mixed Use District

**Purpose:** To construct a 4 story, 50 residential dwelling unit building with no commercial space. There will be a total of 55 indoor parking spaces including one handicapped accessible parking space on the first floor with a 10'x25'x 14 loading berth. The height of the building will be 48'-3 ½

**NO.18430 (21<sup>st</sup> WARD) ORDINANCE REFERRED (7-29-15)**  
**DOCUMENT #02015-5307**

**Common Address:** 1341 W 87<sup>th</sup> Street

**Applicant** David Young

**Owner** Joann Patterson

**Attorney** Thomas S. Moore

**Change Request:** B3-1 Community Shopping District to C1-2 Neighborhood Commercial District

**Purpose:** To Rezone the property in order to allow the former car wash to be licensed as a permitted zoning use. There will be no changes to the existing building or property

**NO.18435 (15<sup>th</sup> WARD) ORDINANCE REFERRED (7-29-15)**  
**DOCUMENT #02015-5312**

**Common Address:** 4219 S California Avenue

**Applicant:** Hector Zavala

**Owner:** Hector Zavala

**Attorney:** Thomas S. Moore

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

**Purpose** Applicant proposes to convert the existing basement into a residential dwelling unit for a total of three residential dwelling units. The approximate height of the building is 30'-0" and will remain as existing. The two car garage will remain as existing.

**NO.18431-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (7-29-15)**  
**DOCUMENT #02015-5308**

**Common Address:** 1551 West North Avenue aka 1555 North Ashland Avenue, Chicago

**Applicant** 1551 INC

**Owner** 1551 INC

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

**Change Request:** B1-2 Neighborhood Shopping District to C2-5 Motor Vehicle Related District

**Purpose:** To demolish the existing gas station and build a new 7-story hotel with 99 rooms; Approximately 62,842.95 square feet of commercial space; height: 80'; 50 parking spaces

**NO.18423 (1<sup>st</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT #02015-4645**

**Common Address:** 2233 North Washtenaw Avenue

**Applicant:** Michael Volocity

**Owner:** Michael Volocity

**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 for one, six dwelling unit residential building .The project will provide six dwelling units with six spaces. No commercial is proposed. Each building will have a height of 37 feet 10 inches as defined in the zoning ordinance

**NO.18429 (1<sup>st</sup> WARD) ORDINANCE REFERRED (6-17-15)**  
**DOCUMENT #02015-5306**

**Common Address:** 2245-2249 N Rockwell Street

**Applicant:** Kevin O'Donnell

**Owner:** Kevin O'Donnell

**Attorney:** Thomas S. Moore

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

**Purpose:** In order to allow for the construction of two four unit residential dwelling units with 4 parking spaces each, in its own zoning lot and 2 three unit residential dwelling units with 3 parking spaces each, in its own zoning lot, for a total of 14 residential dwelling units with 14 parking spaces. Each building will be a max of 4 stories tall and a max height of 35 feet.

**NO.18440-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7-29-15)**  
**DOCUMENT #02015-5317**

**Common Address:** 1609 West Ohio Street, Chicago, Illinois

**Applicant** Keeper Property Holdings, LLC

**Owner** Keeper Property Holdings, LLC

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

**Change Request:** RS-3 Residential Single-Unit (Detached House) 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 (with basement), and partial fourth (4<sup>th</sup> ) floor penthouse, single- family residence. The proposed fourth floor penthouse will contain a family room and a n enclosed roof access stairwell. There will also be a new detached (two-car)garage at the rear of the property. The new building will be masonry in construction and measure 45'-0'' in height.