

**DEFERRED AGENDA  
COMMITTEE ON ZONING,  
LANDMARKS & BUILDING STANDARDS  
APRIL 9, 2019**

OFFICE OF THE  
CITY CLERK

2019 APR -4 PM 3:04

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**NO. A-8443 (18<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-18)**  
**DOCUMENT NO. O2018-9368**

**Common Address** 8100-8256 S Kedzie  
**Applicant** Alderman Derrick Curtis  
**Change Request** B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related Commercial District

**NO. 19906 (1<sup>st</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9637**

**Common Address:** 2421-25 W Fullerton Ave  
**Applicant:** SustainaBuild LLC – 2421 Fullerton Series  
**Owner:** Mary Jo Carpenter  
**Attorney:** Law Offices of Samuel VP Banks  
**Change Request:** RS3 Single Unit (Detached House) District and B3-2 Community Shopping District to B3-3 Community Shopping District  
**Purpose:** The Applicant is seeking a zoning change to permit a proposed twenty-one (21) unit mixed-use building, with retail at grade, twenty-one (21) dwelling units above, and twenty-one (21) onsite garage parking spaces located at the rear of the site. The proposed building will be 49 feet-10 inches in height.

**NO. 19907 (1<sup>st</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9716**

**Common Address:** 1439 N Campbell Ave  
**Applicant:** L&MC Investments LLC – Series II  
**Owner:** 1439 Campbell LLC  
**Attorney:** Law Offices of Samuel VP Banks  
**Change Request:** RS3 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 new three (3) unit residential building. The proposed building will be 38 feet in height. Three (3) surface parking spaces will be provided

**NO. 19797 (4<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6974**

**Common Address:** 700-12 East 41<sup>st</sup> St

**Applicant:** Red Van Construction

**Owner:** Red Van Construction

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** C1-2 Neighborhood Commercial District to RM5 Residential Multi Unit District

**Purpose:** To build 7 new townhouses, 13 parking spaces, no commercial space; 2 story, Height: 36 feet

**NO. 19908 (5<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9890**

**Common Address:** 7158 S Woodlawn Ave

**Applicant:** Paulette Gulley

**Owner:** Kathleen Robinson

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

**Change Request:** RS3 Single Unit (Detached House) District to B1-2 Neighborhood Shopping District

**Purpose:** The Applicant is seeking a zoning change to permit the establishment of a speech clinic within the first-floor tenant space of the existing building located at the subject site. The footprint and height of the existing building and rear two-car garage will remain without change. The three (3) existing dwelling units located above grade will also remain without change.

**NO. 19904 (14<sup>th</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9524**

**Common Address:** 5272-5292 S Archer Ave; 5101-5131 S Knox Ave and 4601-4625 W 51<sup>st</sup> St

**Applicant:** Marlizdia Transport Inc

**Owner:** Estate of Hugh Barnicle, Jr.

**Attorney:** Daley and Georges

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to M3-1 Heavy Industry District

**Purpose:** Motor vehicle repair, vehicle storage, and outdoor storage of vehicles. No changes to existing site plan or structures. There are 7 accessory parking spaces and approximately 6,627.3 square feet of commercial space in the 1-story building.

**NO. 19881 (21<sup>st</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9262**

**Common Address:** 650 W 83<sup>rd</sup> Street

**Applicant:** Green Era Educational NFP

**Owner:** Green Era Educational NFP

**Attorney:** Meg George, Akerman

**Change Request:** M1-2 Limited Manufacturing District to M3-2 and then to an Industrial Planned Development

**Purpose:** The applicant is proposing a new anaerobic digester facility with associated office space and accessory parking.

**NO. 19722 (26<sup>th</sup> WARD) ORDINANCE REFERRED (6-27-18)**  
**DOCUMENT #O2018-4980**

**Common Address:** 3579 W Dickens Ave

**Applicant:** One Tail at a Time LLC

**Owner:** Prakash and Dharmishta Rami

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

**Change Request:** RS3 Single Unit (Detached House) District to C1-1 Neighborhood Commercial District

**Purpose:** The existing high one-story (with basement) building presently operates as a general retail grocery mart ('convenience store'), and - therefore, is nonconforming under the current Zoning Ordinance. The Applicant is seeking to convert the existing convenience store into an animal (dogs only) rescue shelter. As such, and in order to permit the location and establishment of an animal shelter/kennel - at the subject property, the Applicant is seeking a zoning change to bring the existing non-conforming building into compliance, under the current Zoning Ordinance. The proposed renovation and reuse plan calls for the interior build out of the existing building - only. No physical expansion of or to the existing building is intended or required. The existing building is, and will remain, masonry in construction and measures 20 feet-0 inches (approx.) in height. There will be onsite surface parking, for at least three (3) vehicles, located at the rear of the building.

**NO. 19816 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-7612**

**Common Address:** 303 W Division/ 1140 N Wells/ 202 West Hill

**Applicant:** Onni Atrium Apartments Limited Partnership

**Owner:** Onni Atrium Apartments Limited Partnership

**Attorney:** Edward Kus

**Change Request:** Planned Development No. 136 to DX-5 Downtown Mixed Use District and then DX-5 Downtown Mixed Use District to Planned Development No. 136, as amended

**Purpose:** The development when completed will contain 1,500 units within 3 high-rise towers and one mid-rise building. There will be approximately 1,000 parking spaces. There will be 75,000 SF of office space, with ground-floor commercial. New phase

**NO. 19794-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6961**

**Common Address:** 1246 W Chicago Ave

**Applicant:** SZP-1246 W Chicago Ave LLC

**Owner:** SZP-1246 W Chicago Ave LLC

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

**Change Request:** B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The Applicant is seeking a zoning change in order to permit the renovation of the existing two-and-half-story non-conforming building, at the subject site. The proposed renovation plan calls for the conversion of the existing grade level commercial space into a dwelling unit, as well as the build-out of the 3<sup>rd</sup> Floor dormer (attic) into a dwelling unit - for the establishment of five (5) dwelling units, within the existing building. The subject site is located within 1,320 linear feet of the entrance to the Chicago CTA Station - as such, the Applicant is seeking to permit the proposal pursuant to the Transit Oriented Development (TOD) Ordinance. The newly renovated building, therefore, will provide off-street surface parking for a total of three (3) vehicles, at the rear of the lot. The existing building, with its proposed improvements, is and will be frame and brick in construction and will measure 37 feet-3 inches in height

**NO. 19753 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (7-25-18)**  
**DOCUMENT #02018-6005**

**Common Address:** 2951 West Belmont Ave., Chicago

**Applicant:** Carlos Ceja and Jennith M. Mascardo

**Owner:** Carlos Ceja and Jennith M. Mascardo

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

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

**Purpose:** To demolish the existing building and build a new 4 story, mixed-use building with commercial on the ground floor (approximately 1,606 square feet) and 3 dwelling units on the upper floors 3 parking spaces; 4 story, height 46 feet 10 ½ inches.

**NO. 19877 (41<sup>st</sup> WARD) ORDINANCE REFERRED (11-14-18)**  
**DOCUMENT #O2018-9254**

**Common Address:** 8601-8609 W Foster Ave; 5062, 5100-5158 N Delphia Ave

**Applicant:** Public Building Commission

**Owner:** Public Building Commission

**Attorney:** Neal & Leroy

**Change Request:** RS2 Single-Unit (Detached House) District and RS3 Single Unit (Detached House) District to RS3 Single Unit (Detached House) District and then to an Institutional Planned Development

**Purpose:** Applicant proposes to construct a new, approximately 61,000 SF, three-story annex to an existing three-story school building and will include: classrooms, administrative offices, library/media center, student dining/multi-purpose room kitchen and toilets/locker room. Site improvements including parking, loading, playground, landscaping storm water mngt.