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OFFICE OF THE
CITY CLERK

Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
Meeting of April 24, 2014
To be reported out April 30, 2014

NO. TAD-515 (42ND WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-867

To amend Title 17 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to the location of Chicago Landmark Designation within a proposed development site

NO. A-7978 (1ST WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-103

Common Address: 1640 W Erie Street
Applicant: Alderman Joe Moreno
Change Request: RM-5 Multi Unit District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

NO. A-7986 (1ST WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # 2014-1512

Common Address: 2517 W Medill Ave
Applicant: Alderman Joe Moreno
Change Request: RM4.5 Residential Multi-Unit District to RS3 Residential Single-Unit (Detached House) District

NO. A-7987 (9TH WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # 2014-1513

Common Address: 11103 South Michigan Ave
Applicant: Alderman Anthony Beale
Change Request: RS3 Residential Single-Unit (Detached House) District to B1-3 Neighborhood Shopping District

NO. A-7985 (31ST WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # 2014-1514

Common Address: 5155-59 West Belmont Ave
Applicant: Alderman Ray Suarez
Change Request: B3-2 Community Shopping District to B1-1 Neighborhood Shopping District

NO. A-7988 (31ST WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # 2014-1515

Common Address: 5100-60 West Belmont Ave
Applicant: Alderman Ray Suarez
Change Request: B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

NO. A-7989 (32ND WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # 2014-1516

Common Address: 2800-10 North Lincoln Ave; 1200-08 W Diversey Parkway
Applicant: Alderman Scott Waguespack
Change Request: C1-3 Neighborhood Commercial District to B3-2 Community Shopping District

NO. 17955-T1 (1ST WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1435

Common Address: 1742-50 W Chicago Ave

Applicant: Forbidden Root, A benefit LLC (Robert Finkel)

Owner: Elzie Higginbottom

Attorney: Rolando Acosta

Change Request: B1-2 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

Purpose: Two existing retail spaces will remain. Existing two story building containing 7,035 sq. ft. to be used for a beer production facility with a maximum capacity of 9,000 barrels per year, a lounge with a capacity of approximately 150 seats, a package sales area of approximately 500 sq. ft., a kitchen for preparation of food and related offices and meeting areas. No off-street parking or loading will be provided.

NO. 17870 (2ND WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8384

PASS AS REVISED

Common Address: 1515-1517 W Haddon Ave

Applicant: MMAS LLC and WPA 2 LLC (See application for list of LLC members)

Owner: MMAS LLC and WPA 2 LLC (See application for list of LLC members)

Attorney: Thomas Moore

Change Request: B1-3 Neighborhood Shopping District and RS3 Residential Single-Unit (Detached House) District to B1-3 Neighborhood Shopping District and then to a Residential Business Planned Development

Purpose: To build a 6 story (72.8' in height) building with 45 residential dwelling units on floors 2-6, approximately 2,150 sq ft. Real Estate Office and 23 parking spaces on the 1st floor for the dwelling units.

NO. 17950-T1 (2ND WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1430

Common Address: 1534 W Cortez Street

Applicant: Interforum Holdings Inc. (Alex Zdanov & Igor Blumin)

Owner: Interforum Holdings Inc. (Alex Zdanov & Igor Blumin)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The existing two-story single-family home will be razed. The proposed zoning amendment will allow the Applicant to redevelop the site with a new four-story (with basement), three-unit. all residential building (5,428.2 sq. ft.). There will be one duplex unit located between the basement and 1st floor, one duplex unit between the 2nd and 3rd floors, and a simplex unit on the 4th floor. The 4th floor unit will also have access to a private deck (patio) located at the south end of the roof. The remainder of the roof will contain a communal deck for residents of the other two (2) dwelling units. There will be three (3) paved parking spaces provided at the rear of the building. The proposed building will be constructed to a height of 45'-0".

NO. 17944 (3rd WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-836

PASS AS REVISED AND PASS AS AMENDED

Common Address: 2101-2143 S Indiana; 205-319 E 21st Street; 204-334 E Cermak Road; 2134-2142 S Calumet

Applicant: Metropolitan Pier and Exposition Authority

Owner: (See application for list of Owners)

Attorney: Neal and Leroy LLC

Change Request: DX-3, DX-5 Downtown Mixed-Use District, DX-7 Downtown Mixed Use District, Business Planned Development No. 331, and Residential Business Planned Development No. 675 to Business Planned Development No. 331, as amended and Residential Business Institutional Planned Development No. 1055 to Business Planned Development No. 331, as amended

Purpose: The Applicant proposes to construct an event center, retail, restaurant, entertainment and office complex, hotel and accessory parking.

NO. 17945 (3rd WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-837

PASS AS REVISED

Common Address: 321-337 E 21st St; 2100-2130 S Calumet Ave; 2013-2143 S Calumet

Applicant: Centerpoint Properties Trust (See application for list of LLC members)

Owner: Digital Lakeside LLC and Centerpoint Properties Trust (See application for list of LLC members)

Attorney: Mara Georges, Daley & Georges

Change Request: Residential Business Planned Development No. 675 to Residential Business Planned Development No. 675, as amended

Purpose: To allow an 11 story; 281' high building (approx 681,522 sf) for use as a data center (including but not limited to high technology Office and Electronic Data Storage Center uses)

NO. 17967 (4th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1447

PASS AS AMENDED

Common Address: 3525 S Dr. Martin Luther King Jr Drive

Applicant: 3525 S King Drive Inc. (Lester L Barclay)

Owner: 3525 S King Drive Inc. (Lester L Barclay)

Attorney: Mitchell Mancione

Change Request: RM-5 Multi Unit District to C3-3 Commercial, Manufacturing and Employment District

Purpose: Proposed Used: 100% of space to be used to house a law office

NO. 17948 (7th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1428

Common Address: 8656-58 S Essex

Applicant: All Nations Temple of Deliverance Church (Rev. Kenneth Jackson)

Owner: All Nations Temple of Deliverance Church (Rev. Kenneth Jackson)

Attorney: Paul Kolpak

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

Purpose: Renovate existing 1 story brick building to become a church that seats 32 people, and will have four parking spaces.

NO. 17959-T1 (11th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1439

Common Address: 3847-3859 South Parnell Ave; 250-256 W Pershing Road
Applicant: TD Capital Investments (Michael Tardin Jr.)
Owner: TD Capital Investments (Michael Tardin Jr.)
Attorney: Mara Georges
Change Request: M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: A 6-unit, 2-story, 35' high townhouse building with 10 parking spaces.

NO. 17960 (14th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1440

Common Address: 5116-5120 South Lorel
Applicant: Tadeusz Sandrzyk
Owner: Tadeusz Sandrzyk
Attorney: Christopher Koczwarra
Change Request: RS-2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District
Purpose: To allow the use of the existing single family residence on a lot measuring 60 x 125 and to allow the construction of a new single family residence on a lot measuring 30 X 125.

NO. 17969-T1 (26th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1449

Common Address: 1653-55 North Central Park Ave/3565-3575 West Wabansia Ave
Applicant: 3565 W Wabansia Inc (See application for list of LLC members)
Owner: 3565 W Wabansia Inc (See application for list of LLC members)
Attorney: Daniel Lauer
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District
Purpose: To allow construction of six (6) new townhomes. One garage parking space is provided for each of five dwelling units/townhomes. There will be one exterior parking space. Parking will be located on the east portion of the property accessible by the public alley. The footprint of each townhome will be 23 ft. 6 in. by 30 feet (for a total of 705 feet on three levels). The height of each townhome will be 31 ft. 2 in. high, as defined by City code.

NO. 17949-T1 (27th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1429

PASS AS AMENDED

Common Address: 1326 West Chestnut Street
Applicant: McNamara Builders Inc. (Thomas McNamara)
Owner: McNamara Builders Inc. (Thomas McNamara)
Attorney: Law Offices of Mark J Kupiec & Assoc
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: To demolish the existing building and build one 3 DU residential building; no retail/commercial space height - 38 feet; 3 parking spaces

NO. 17881 (32nd WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8395

PASS AS AMENDED AND REVISED

Common Address: 2416-2520 N Elston Ave; 2000-2050 W Fullerton Ave; 2463-2497 N Leavitt Street; 2425-2455 N Elston Ave; 2418-2458 N Damen Ave

Applicant: Tennis Corp of America

Owner: Tennis Corp of America and Columbia Equities LLC

Attorney: John George of Schuyler, Roche & Crisham

Change Request: C1-1 Neighborhood Commercial District and M3-3 Heavy Industry District to C2-5 Motor Vehicle Related District and then to a Business Planned Development

Purpose: To accommodate the City of Chicago roadway work for the new intersection at Damen/Elston/Fullerton.

NO. 17966 (33rd WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1446

Common Address: 3700-14 North California Ave

Applicant: 3700-3714 No California Rowhomes LLC

Owner: Uhlich Children's Advantage Network

Attorney: Thomas Moore

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

Purpose: To construct eight 2 story with basement residential dwelling unit townhomes with 8 detached two car garages with no commercial space.

NO. 17947 (39th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1427

Common Address: 6045 N Keystone

Applicant: Key Stone LLC (Jameson Green)

Owner: Key Stone LLC (Jameson Green)

Attorney: Paul Kolpak

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

Purpose: New owner that would like to be able to assemble and sell lighting fixtures in existing 1 story brick building, with the exterior to remain the same

NO. 17968(42nd WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1448

PASS AS AMENDED

Common Address: 520 North Orleans

Applicant: Grand/ Or LLC (See application for list of LLC members)

Owner: Grand/ Or LLC (See application for list of LLC members)

Attorney: Edward Kus

Change Request: Planned Development 624 to DX-7 Downtown Mixed Use District

Purpose: No change in use. There will be no new development. This amendment seeks to correct a previous error in the legal description. The property is not within the boundary of Planned Development 624.

NO. 17898 (42nd WARD) ORDINANCE REFERRED (12-11-13)
DOCUMENT # O2013-9419

PASS AS REVISED

Common Address: 200-242 West Randolph and 151-169 North Franklin

Applicant: See application for list of Applicants

Owner: See application for list of Owners

Attorney: Richard Klawiter

Change Request: DC-16 Downtown Core District to a Business Planned Development

Purpose: The proposed amendment will allow development of an approximately 37-story (approx. 600' tall) office tower with ground floor restaurant/retail space, consisting of approximately 879,116 square feet and approximately 34 below-grade parking stalls, and for continued use of the existing 7-story parking garage including ground floor restaurant/retail space

NO. 17957-T1 (44th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1437

Common Address: 731 W Melrose

Applicant: 731 Melrose St. (See application for list of LLC members)

Owner: 731 Melrose St. (See application for list of LLC members)

Attorney: Thomas Moore

Change Request: RM4.5 Residential Multi-Unit District to RM6 Residential Multi Unit District

Purpose: To construct a 4 story with basement 4 unit residential dwelling unit building with a 4 car garage with roof deck, with a total building height 68' and no commercial space

NO. 17829 (45th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6101

PASS AS AMENDED AND REVISED

Common Address: 3670-3688 and 3700-3738 North Milwaukee Avenue

Applicant: Nashon Development LLC

Owner: 3670-3720 North Milwaukee LLC

Attorney: Bernard Citron/ Jessica Schramm of Thomas Coburn

Change Request: Residential Planned Development No. 1046 to Residential Planned Development No. 1046, as amended

Purpose: The applicant is proposing to construct 50 single family homes with a minimum of 100 parking spaces and a maximum of 140 parking spaces in private garages

NO. 17962 (50th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1442

Common Address: 6649 North Maplewood

Applicant: Cristian Dan

Owner: Cristian Dan

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning amendment in order to add a dwelling unit within the existing residential building. The resulting building will contain three (3) residential units. There is no proposed expansion of the existing building in terms of floor area or height, and all of the proposed construction will be contained within the existing structure. Two (2) parking spaces will remain located within an existing garage. A new, third parking space will be located at the rear of the lot on a concrete pad adjacent to the garage.

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

Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
Or2014-143	1	2134 N Western Ave	The Holland Design Group
Or2014-144	1	2134 N Western Ave	The Holland Design Group
Or2014-156	1	2058 W Chicago Ave	Doyle Signs Inc
Or2014-173	25	1100 S Canal St.	Van Bruggan Signs
Or2014-141	25	1120 S Canal	Van Bruggan Signs
Or2014-140	25	1120 S Canal	Van Bruggan Signs
Or2014-138	25	1133 S Clinton St.	Van Bruggan Signs
Or2014-137	25	1133 S Clinton St.	Van Bruggan Signs
Or2014-136	25	1133 S Clinton St.	Van Bruggan Signs
Or2014-135	25	1133 S Clinton St.	Van Bruggan Signs
Or2014-153	42	600 N Michigan Ave	Olympic Signs
Or2014-154	42	600 N Michigan Ave	Olympic Signs

Landmark Fee Waivers

DOC# Or2014-145 (2nd WARD) ORDER REFERRED (4/2/14)

Waiver of Building Permit Fees for the property located at 2204 W Iowa Street

DOC# Or2014-132 (28th WARD) ORDER REFERRED (4/2/14)

Waiver of Building Permit Fees for the property located at 1501 W Jackson Blvd

DOC# Or2014-130 (32nd WARD) ORDER REFERRED (4/2/14)

Waiver of Building Permit Fees for the property located at 2819 W Logan Blvd

DOC# Or2014-133 (47th WARD) ORDER REFERRED (4/2/14)

Waiver of Building Permit Fees for the property located at 4550 N Hermitage Ave