

MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

THURSDAY, JANUARY 25, 2018 AT 10:00 AM
COUNCIL CHAMBERS, City Hall

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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

NO. 19470 (45TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8979

Common Address: 5647 W Lawrence Ave

Applicant: Stanislaw Grochowski

Owner: Stanislaw and Kathryn Grochowski (aka Kathryn Gavosto)

Attorney: Paul Kolpak

Change Request: B1-1 Neighborhood Shopping District to B2-2 Neighborhood Mixed Use District

Purpose: to allow for the conversion of a doctor's office into a dwelling unit. The office was previously an apartment, and no changes would be made to the exterior of the building. This change will allow the building to return to its previous state, with the same use and similar appearance as the other three-flats on the block. Two car garage to be shared by the unit with the above dwelling unit. No commercial space

NO. 19478-T1 (44TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8998

Common Address: 937-945 W Belmont Ave

Applicant: GW Fidelity Belmont LLC

Owner: GW Fidelity Belmont LLC

Attorney: Law Offices of Samuel VP Banks

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

Purpose: In and around November 2016, the Applicant effectuated a Type 1 Zoning Map Amendment (App. No. 18938-TYI), in order to permit the construction of a new six-story (with rooftop elevator penthouse) mixed-use building, which would contain a total of thirty-three (33) dwelling units, at the subject property. The Applicant is seeking to amend the previously approved Type 1 Zoning Map Amendment, in order to locate and establish four (4) additional dwelling units within the proposed new building, for a total of thirty-seven (37) dwelling units. The previously approved footprint and envelope of the proposed new building will remain - unchanged. Due to its immediate proximity (less than twenty linear feet) to the CTA Belmont Train Station, there will be no off-street parking provided for the new building, pursuant to the Transit Oriented Development (TOD) Ordinance. The new building will be masonry, steel and glass in construction and measure 77 feet-0 inches (approx.) in height

NO. 19482 (44TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-9003

Common Address: 3300 N Clark St

Applicant: 3300 N Clark LLC

Owner: 3300 N Clark LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-3 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: The Applicant is seeking to develop the subject property with a new seven and eight story mixed-use building containing approximately 11,500 square feet of retail space at grade, and a total of one hundred and forty (140) residential units above. The building will be primarily masonry and glass in construction. The building will measure ninety-one (91) feet in height. The development qualifies as a Transit Oriented Development. Onsite parking for twenty (20) cars will be provided.

NO. 19459 (40TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8574

Common Address: 5348 N Ashland Ave

Applicant: Abdul Faraj

Owner: Abdul Faraj

Attorney: Thomas Moore

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

Purpose: To build a 3 story with basement, 3 dwelling unit building with a 3 car garage and a building height of 41 feet

NO. 19485-T1 (35TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-9006

Common Address: 3701 W Diversey Ave

Applicant: 3701 W Diversey LLC

Owner: Emman Randazzo

Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz, Ltd

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

Purpose: the property will contain a 3 story mixed use building with an artist live/work unit on the ground floor and 3 residential units above. 4 parking spaces will be provided. The building will be 37 feet 7 inches tall

NO. 19484-T1 (32nd WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-9005

Common Address: 2016 W Webster Ave

Applicant: EZMB, LLC

Owner: Michael Szura and Donna Marie Szura

Attorney: Daniel Lauer

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: to construct a four story, three dwelling unit building with basement. The footprint of the building shall be approximately 19 feet by 71 feet in size the building height will be 45 feet height

NO. 19468 (31st WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8977

Common Address: 2740-44 N Hamlin Ave

Applicant: Joel Seiboldt

Owner: Joel Seiboldt

Attorney: Gordon & Pirkarski

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

Purpose: The property will be used for six residential dwelling units with six parking spaces, no commercial space and a height of 38 feet

NO. 19469 (30th WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8978

Common Address: 3310 N Harding Ave

Applicant: Arthur Kiwacz

Owner: Arthur Kiwacz

Attorney: Gordon & Pirkarski

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

Purpose: the property will be used as three residential dwelling units provide three parking spaces provide no commercial space and reach a height of 38 feet

NO. 19471-T1 (28TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8980

Common Address: 1227 W Jackson

Applicant: Mariusz Florek

Owner: Mariusz Florek

Attorney: Gordon & Pirkarski

Change Request: M1-3 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: the property will be improved with a building containing 10 residential dwelling units. The building will provide 8 parking spaces, no commercial space and each a height of 50 feet as defined by the ordinance

NO. 19464 (27TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8890

Common Address: 1340-1358 W Chestnut; 901-927 N Noble St

Applicant: St. Boniface LLC

Owner: St. Boniface LLC

Attorney: Bernard Citron/ Thompson Coburn LLP

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

Purpose: The Applicant proposes to rezone the property to redevelop an existing 121.0 foot church building into a residential building with 17 dwelling units and 17 parking spaces; to establish a 51 foot, 24 unit residential building with 27 parking spaces, and to establish a 26.0 foot, 4 unit residential building with 4 parking spaces.

NO. 19473 (27TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8982

Common Address: 158-182 N Green St; 833-857 W Lake St; 163-185 N Peoria

Applicant: Bridgford Foods Corporation

Owner: Bridgford Foods Corporation

Attorney: Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP

Change Request: Residential Business Planned Development No. 1354 to Residential Business Planned Development No. 1354, as amended

Purpose: The Applicant requests a rezoning of the subject property from PD 1354 to PD 1354, as amended in order to allow for the removal of the portion of property that was previously intended to be a 5-story office building. No changes are proposed to the intended development of the property on the west side of North Green Street that will remain PD 1354.

NO. 19474 (27TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8983

Common Address: 159-185 N Green St; 801-813/821-825 W Lake St; 162-184 N Halsted

Applicant: Spectre Partners LLC

Owner: see application for list of owners

Attorney: Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP

Change Request: C3-1 Commercial, Manufacturing and Employment District, DX-5 Downtown Mixed Use District and Residential Business Planned Development NO. 1354 to a DX-7 Downtown Mixed Use District and DX-7 Downtown Mixed Use District to Residential Business Planned Development No. 1354, as amended

Purpose: The Applicant requests a rezoning of the subject property from the C3-1 Commercial, Manufacturing and Employment District, DX-5 Downtown Mixed-Use District, PD 1359 and PD 1354 to a unified DX-7 Mixed-Use District then to PD 1359, as amended, to permit the construction of an approximately 17-story building with ground floor commercial and retail uses, office above, a minimum of 129 parking spaces, and accessory and incidental uses.

NO. 19475 (27TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8984

Common Address: 352-372 N Green St; 833-857 W Kinzie St; 357-373 N Peoria St;
358-360 N Peoria St; 362 and 363 N Sangamon St; and 363 N Morgan

Applicant: Green Kinzie LLC

Owner: Green Kinze LLC

Attorney: Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP

Change Request: M2-3 Light Industry District to DX-5 Downtown Mixed Use District and DX-5 Downtown Mixed Use District to a Business Planned Development

Purpose: To permit the construction of a 21-story (298') commercial building containing an overall FAR of 8.1. Approximately 256 parking spaces, and accessory and incidental uses.

NO. 19476 (27TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8996

Common Address: 322-338 N Halsted St; 800-856 W Wayman St; 323-349 N Peoria St;
323-343 N Green St/322-344 N Green St

Applicant: 330 N Halsted LLC

Owner: please see application for list of owners

Attorney: Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP

Change Request: M2-3 Light Industry District to DX-7 Downtown Mixed Use District and
DX-7 Downtown Mixed Use District to a Business Planned
Development

Purpose: To permit the construction of one 19-story (280'2") commercial
building and one 20-story (295') commercial building containing an
overall FAR of 11.5. Approximately 531 parking spaces, and
accessory and incidental uses.

NO. 19477 (27TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8997

Common Address: 310-328 N Sangamon; 933-934 W Carroll Ave

Applicant: Mark Goodman & Associates

Owner: PVJS Company

Attorney: Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP

Change Request: M2-3 Light Industry District to to DX-5 Downtown Mixed Use District
and DX-5 Downtown Mixed Use District to a Business Planned
Development

Purpose: To permit the construction of a 12 story (165'4") building with
approx. 4,380 sqft of ground floor retail and commercial uses,
approx. 211,291 sq.ft. of office on floors 2-12. 53 parking spaces and
accessory and incidental uses

NO. 19480 (27TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-9000

Common Address: 339-355 N Morgan; 942-956 W Carroll Ave

Applicant: 345 N. Morgan LLC

Owner: 345 N. Morgan LLC

Attorney: Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP

Change Request: M2-3 Light Industry District to DX-5 Downtown Mixed Use District and
DX-5 Downtown Mixed Use District to a Business Planned
Development

Purpose: To permit the construction of a 9 story (132'2") theatre containing
an overall FAR of 5, approximately 275 accessory/ non accessory
parking spaces, and accessory and incidental uses

NO. 19479 (26TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8999

Common Address: 2643 W Rice St

Applicant: Oleg Minkevitch

Owner: Oleg Minkevitch

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is seeking to erect a new two-story addition, at the rear of the existing two-story multi-unit building. The zoning change is required in order to bring the existing two-story two-unit (non-conforming) building into compliance under the current Zoning Ordinance - which, in-turn will allow for the permitting of the proposed addition. Once renovated, the existing building will continue to contain a total of two (2) dwelling units. There is and will remain, off-street parking for two (2) vehicles, located within the detached garage at the rear of the property. The proposed two-story addition will be masonry in construction, to match the existing building and will measure 25 feet-8 inches in height.

NO. 19481 (26TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-9002

Common Address: 517-519 N Claremont

Applicant: CSS Capitol LLC

Owner: CSS Capitol LLC

Attorney: Law Offices of Samuel VP Banks

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

Purpose: to permit a proposed three story residential building that will contain five (5) dwelling units

NO. 19460 (25TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8575

Common Address: 1838 S Morgan Street

Applicant: Zocalo Development

Owner: Orchard Street Property Group LLC

Attorney: Rolando Acosta

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District To B2-2 Neighborhood Mixed Use District

Purpose: Three story residential building (40ft in height) with two residential dwelling units, two off street parking spaces and no loading berths

NO. 19488 (22nd WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-9011

Common Address: 2735 S Pulaski Road

Applicant: Rosa Vargas-Villar

Owner: Rosa Vargas-Villar

Attorney: Law Office of Mark J Kupiec

Change Request: RS3 Single Unit (Detached House) District to B2-1 Neighborhood Mixed Use District

Purpose: To convert the existing building into a mixed-use building with an insurance agency office on the first floor ("approximately 1,000 square feet of commercial spaced and 1 dwelling unit on the second floor to remain: existing 2 car garage to remain: existing 3 story, height 38 feet.

NO. 19462-T1 (20TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8635

Common Address: 6817-53 S Chicago

Applicant: Gammadock LLC

Owner: Gammadock LLC

Attorney: Frederick Agustin

Change Request: C1-2 Neighborhood Commercial District and M1-2 Limited Manufacturing District to C1-2 Neighborhood Commercial District

Purpose: Existing building will remain. The current use consist of office, mechanic shop, retail and storage. The proposed religious assembly use will occupy 3,119 SF within the existing building and will contain 168 seats and there will be onsite parking for 21 cars. There will be no additions to the building

NO. 19466-T1 (11TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8576

Common Address: 3300-3302 S Wallace St

Applicant: James Vittori

Owner: James Vittori

Attorney: Richard Toth/ Mara Georges, Daley and Georges, LTD

Change Request: RS3 Single Unit (Detached House) District to RM5.5 Residential Multi-Unit District

Purpose: Existing building to remain; 5 dwelling units, 3 parking spaces, no commercial space, approx. 40 feet high. New single family home, 1 dwelling unit, 2 parking spaces no commercial space, approx. 27' 6.5" high

NO. 19486-T1 (11TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-9007

Common Address: 3000 S Archer

Applicant: 1241 W Erie LLC

Owner: 1241 W Erie LLC

Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz, Ltd

Change Request: B1-1 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

Purpose: Four dwelling units with 2812 sq.ft. of commercial space on the ground floor. Three parking spaces are provided. The building will remain 36 feet in height

NO. 19461-T1 (8TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8606

Common Address: 1048 E 81st Street; 1035 E 81st Street; 1014 E 82nd St

Applicant: Sheridan Road LLC

Owner: Sheridan Road LLC

Attorney: Thomas Murphy

Change Request: M1-2 Limited Manufacturing District, C1-2 Neighborhood Commercial District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C2-2 Motor Vehicle Related District

Purpose: Outdoor vehicle storage (school bus); employee parking, offices, bus dispatch and motor vehicle uses related to bus use and storage

NO. 19472 (5TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8981

Common Address: 7041-7057 S Euclid Ave; 1934-1958 W 71st St and 7038-7056 S Jeffery Boulevard

Applicant: South Shore Commercial Property

Owner: South Shore Commercial Property

Attorney: Carol Stubblefield

Change Request: B1-3 Neighborhood Shopping District to B3-3 Community Shopping District

Purpose: Applicant proposes to construct an approximately 46,000 SF commercial retail development including cinema, bowling, restaurant, and event space with height of approximately 58 feet and 20 parking spaces. The proposed number of minimum off-street parking spaces will require administrative approval per Transit-Served Location Sections

NO. 19483 (2nd WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-9004

Common Address: 2200 W Chicago Ave

Applicant: 2200 Chicago LLC

Owner: 2200 Chicago LLC

Attorney: Daniel Lauer

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The zoning change is needed on the existing six (6) unit building to legalize the existing use of the storefront as a residential dwelling unit. The building currently exceeds the maximum floor area ratio allowed under the current zoning district (C1 -2). The footprint and height will not change

NO. 19490-T1 (2nd WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-9014

Common Address: 2036-38 W North Ave

Applicant: Albany Bank & Trust Co. Land Trust No. 11-4493

Owner: Albany Bank & Trust Co. Land Trust No. 11-4493

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is proposing to bring the existing mixed-use building into compliance with the Zoning Ordinance. The existing building will remain. The existing building height of 25 feet will also remain. Retail uses consistent with the B3 Use Table would be allowed at the subject property. The existing residential unit on the second floor will remain without change

NO. 19467-T1 (1st WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8580

Common Address: 1428 W Grand Ave

Applicant: Edward McBrearty

Owner: Edward McBrearty

Attorney: Gordon & Pirkarski

Change Request: RS3 Single Unit (Detached House) District to B2-2 Neighborhood Mixed Use District

Purpose: the property will be used for three residential dwelling units with three parking spaces, no commercial space and a height of 40 feet 8 inches

NO. 19487 (1st WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-9010

Common Address: 1702 N Washtenaw Ave

Applicant: Washtenaw Dev LLC

Owner: Washtenaw Dev LLC

Attorney: Law Office of Mark J Kupiec

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

Purpose: To demolish the existing building and build a new 3 story 3 dwelling unit residential building; 3 parking spaces; no commercial space; 3 story, height 38 feet

NO. 19489-T1 (1st WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-9012

Common Address: 2005 W Huron

Applicant: SGR Capitol Group LLC

Owner: SGR Capitol Group LLC

Attorney: Law Offices of Samuel VP Banks

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

Purpose: A new 3 story building that will contain two dwelling units. The proposed building will be masonry in construction. The proposed building will be 35 feet 6 inches in height. A two car detached house garage will be located at the rear of the subject lot