

**SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF JANUARY 25, 2018
TO BE REPORTED OUT FEBRUARY 28, 2018**

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

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

**PASS AS SUBSTITUTED
& TYPE 1 PLANS AMENDED**

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-TY1), 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. 19463 (42ND WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8762

PASS AS REVISED

Common Address: 110 N Wacker Dr

Applicant: HH Wacker Acquisition Company LLC

Owner: HH Wacker Acquisition Company LLC

Attorney: John J. George / Chris A. Leach

Change Request: Waterway Business Planned Development NO. 1369 to Waterway Business Planned Development NO. 1369, as amended

Purpose: To increase the building FAR square footage by 100,000 sf. of the previously approved 50 story 800 foot tall office building with retail on the ground floor and up to 150 on-site parking spaces

NO. 19141-T1 (27th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-1926

TYPE 1 PLANS AMENDED

Common Address: 719-21 N Elizabeth Street

Applicant: Jimmy Lopez

Owner: Jimmy Lopez

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To demolish the existing building and build a new 4 story, 5 dwelling unit residential building; 5 parking spaces; no commercial space; height: 43 ft 4 inches

NO. 19345 (27th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6176

PASS AS REVISED

Common Address: 640-740 W Chicago Ave and 801-843 N Halsted St.

Applicant: Riverside/ 700 West Investors, LLC

Owner: IL-700 W Chicago Ave, LLC

Attorney: John George/ Chris Leach

Change Request: DS-5 Downtown Service District and M3-3 Heavy Industry District to DX-5 Downtown Mixed-Use District and DX-5 Downtown Mixed-Use District to a Waterway Residential Business Planned Development

Purpose: The proposed development consists of phased development containing three office buildings and one residential building with the Phase I being a 12 story 220 foot tall office building containing approximately 450,000 square feet with retail on the ground floor and accessory parking below grade

NO. 19479 (26TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #O2017-8999

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. 19460 (25TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #O2017-8575

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. 19465 (24th WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8972

PASS AS REVISED

Common Address: 2401-2459 s Rockwell St; 2501-2559 W 24th St; 2500-2558 W 25th St

Applicant: 2445 S. Rockwell. LLC
Owner: 2445 S. Rockwell. LLC
Attorney: Richard Toth / Mara Georges, Daley and Georges, Ltd .
Change Request: M1-3 Limited Manufacturing/ Business Park District to a Manufacturing Planned
Development
Purpose: An approximately 174,536 square foot industrial use building. The building will be
approximately 40 feet high and will have in excess of 100 parking spaces. No
dwelling units.

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. 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

PASS AS SUBSTITUTED

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

TYPE 1 PLANS AMENDED

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. 19253 (2nd WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3855

Common Address: 1616-26 N Damen Ave

Applicant: 1616 Damen Property Owner LLC
Owner: 1616 Damen Property Owner LLC
Attorney: Meg George
Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District
Purpose: The proposed development will include the continuation of an existing three story brick building and the construction of a new retail building with retail on the first floor and office on the second floor

NO. 19379 (2nd WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7020

PASS AS REVISED
PASS AS SUBSTITUED

Common Address: 2-24 W Superior; 733-755 N Dearborn; 1-35 W Chicago; 728-754 N State St

Applicant: JDL Superior LLC
Owner: See Application for list of owners
Attorney: DLA Piper
Change Request: DX-7 Downtown Mixed Use District to DX-12 Downtown Mixed Use District and DX-12 Downtown Mixed Use District to a Residential Business Planned Development
Purpose: To permit the construction of a mixed use building containing up to 914 residential units; approximately 200,000 sq.ft. of retail, 45,000 sq.ft. of office and 659 parking spaces, together with accessory and incidental uses

NO. 19467-T1 (1st WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #O2017-8580

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. 19489-T1 (1st WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #O2017-9012

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

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE – BUSINESS ID

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2018-20	4	2335 S MLK Drive	Advocate Outpatient Center
Or2018-16	11	2601 S LaSalle St	Amerco Real Estate Company
Or2017-605	19	3123-3127 W 111 th St	Joseph's Restaurant & Bar
Or2018-29	21	1358 W 95 th ST	Infinity Hair & Nail Salon
Or2018-13	23	6434 W 63 rd St	The Salvation Army
Or2018-17	25	1101 S Canal St.	UChicago Medicine
Or2018-21	27	1330 W Fulton St.	1330 W Fulton LLC
Or2018-19	27	1140 N Wells	Onni Atrium Apartments LP
Or2018-18	39	5033 N Elston Ave	Seafood City
Or2018-12	44	3030 N Broadway	Marianos

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE – BUSINESS ID - SUBSTITUTED

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2018-15	19	10134 S Western Ave	Pitstop 500 PASS AS AMENDED