

**DEFERRED AGENDA  
COMMITTEE ON ZONING,  
LANDMARKS & BUILDING STANDARDS  
SEPTEMBER 19, 2018**

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**NO. TAD-570 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (6-27-18)**  
**DOCUMENT # O2018-5006**

Amendment of Municipal Code Section 7-28-065 concerning provisions of graffiti removal

**NO. A-8407 (1<sup>st</sup> WARD) ORDINANCE REFERRED (6-27-18)**  
**DOCUMENT NO. O2018-5183**

**Common Address**                      West Division Street/ N Paulina Street; North Milwaukee Ave  
(see ordinance for specific boundaries)

**Applicant**                              Alderman Joe Moreno

**Change Request**                      B3-2 Community Shopping District to B3-5 Community  
Shopping District and B3-5 Community Shopping District and  
Residential Business Planned Development No. 1337, as  
amended to Residential Business Planned Development  
1337, as amended

**NO. A-8412 (25<sup>th</sup> WARD) ORDINANCE REFERRED (6-27-18)**  
**DOCUMENT NO. O2018-5011**

Amendment of Municipal Code Title 17 to reclassify a portion of S Blue Island as a pedestrian Street

**NO. A-8414 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (6-27-18)**  
**DOCUMENT NO. O2018-5201**

**Common Address**                      1045 N Rush St

**Applicant**                              Alderman Brendan Reilly

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

**NO. A-8415 (44<sup>th</sup> WARD) ORDINANCE REFERRED (6-27-18)**  
**DOCUMENT NO. O2018-5004**

Amendment of Municipal Code Title 17 to reclassify a portion of N Southport as a pedestrian retail Street

**NO. 19559 (1<sup>st</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1835**

**Common Address:** 1750 N Western Ave

**Applicant:** GW Property Group

**Owner:** 1750 N Western Corp

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

**Change Request:** C1-2 Neighborhood Commercial District, M1-1 Limited Manufacturing/ Business Park District and M1-2 Limited Manufacturing District to B3-5 Community Shopping District and B3-5 Community Shopping District to a Residential Business Planned Development

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new seven-story mixed-use (commercial/residential) building, at the subject property. The existing one-story commercial building and gas station will be razed/removed. The new proposed building will contain commercial/retail space (9,680 square feet) - at grade level and 2<sup>nd</sup> Floor, and a total of 127 dwelling units - above (Floors 2 thru 7). The subject property is located less than 1,320 linear feet from the entrance to the CTA Blue Line Station, and - therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, the new building will have onsite parking for a total of thirty-six (36) vehicles, located within the interior of the Floor, for use by the residential and retail tenants of the new building and their guests/patrons. The new building will be masonry in construction and measure 85 feet-0 inches in height. *\*The proposed height and number of dwelling units (density) triggers a mandatory planned development, under the current Zoning Ordinance*

**NO. 19748-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7-25-18)**  
**DOCUMENT #02018-6000**

**Common Address:** 1412 N Washtenaw St

**Applicant:** Dubbs Enterprises

**Owner:** Dubbs Enterprises

**Attorney:**

**Change Request:** RS3 Single Unit (Detached House) District to RT4.5 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** to reestablish the three dwelling units in the front building and continue the existing single family residence in the rear building. There are not any commercial units on this lot. The front building#1 is 28'5"tall and the rear building #2 is 30' tall. There are three parking spots.

**NO. 19529 (10<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-868**

**Common Address:** 3236-3258 E 106<sup>th</sup> St, 3302-3346 E 106<sup>th</sup> St

**Applicant:** South Chicago Property Development

**Owner:** South Chicago Property Development

**Attorney:** Richard Toth

**Change Request:** Planned Manufacturing District No. 6 to a Manufacturing-Waterway Planned Development

**Purpose:** A reprocessable construction/ demolition material facility and Class V recycling facility

**NO. 19135-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-1920**

**Common Address:** 500 West 32<sup>nd</sup> Street

**Applicant:** Catherine Ricobene

**Owner:** Catherine Ricobene

**Attorney:** Gordon & Pikarski

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

**Purpose:** The property will be used as 6 residential dwelling units with approximately 1,900 square feet of ground floor commercial space. The property will continue to provide 3 parking spaces, no increase to the existing height of the building is proposed. The ground floor commercial space will be used as a restaurant

**NO. 19724 (12<sup>TH</sup> WARD) ORDINANCE REFERRED (7-25-18)**  
**DOCUMENT #O2018-5976**

**Common Address:** 1817 W 33 Street

**Applicant:** Anthony Moy and Hang Moy

**Owner:** Anthony Moy and Hang Moy

**Attorney:** John Escobar

**Change Request:** C2-2 Motor Vehicle Related District to RS3 Single Unit (Detached House) District

**Purpose:** one-story single family house with 2-car garage. The height of the building will be under 20 ft. FAR 0.416; Total building area 1300 sqft ; 2 parking spaces

**NO. 19532 (15<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-883**

**Common Address:** 4259 S Sacramento Ave

**Applicant:** Imelda Y Alameda and Juan Alameda

**Owner:** Imelda Y Alameda and Juan Alameda

**Attorney:** Alexandra Reed Lopez

**Change Request:** RS3 Single Unit (Detached House) District to B1-1 Neighborhood Shopping District

**Purpose:** the two story building uses the second floor as residential dwelling. The first floor, approx. 10'3" high, 25' from the door to the back wall, will be used as a grocery store. There are two parking spaces to asphalt on the northeast corner of Sacramento and Pope John Paul II Drive

**NO. 19732-T1 (17<sup>TH</sup> WARD) ORDINANCE REFERRED (7-25-18)**  
**DOCUMENT #O2018-5984**

**Common Address:** 833-859 West 79<sup>th</sup> street; 7900-7910 South Green Street;  
7901-7911 South Peoria Street

**Applicant:** Chicago Title and Trust Company as Trustee under Trust Agreement dated December 1,2016 and Known as Trust Number 80023718

**Owner:** Chicago Title and Trust Company as Trustee under Trust Agreement dated December 1,2016 and Known as Trust Number 80023718

**Attorney:** Storm Saponaro-Daley & Georges, Ltd.

**Change Request:** B1-2 Neighborhood Shopping District and RM5 Residential Multi Unit District to B3-5 Community Shopping District

**Purpose:** To construct a 1-story building addition to an existing 4-story commercial building, which will be renovated, and which will have approximately 51,638 square feet of combined commercial space. Building height 67'-3". No dwelling units. 28 parking spaces.

**NO. 19766 (22<sup>ND</sup> WARD) ORDINANCE REFERRED (7-25-18)**  
**DOCUMENT #02018-6028**

**Common Address:** 3412-3700 S. Pulaski Rd; 3317-3459 S. Hamlin Ave.; 3747-57 W.35<sup>th</sup> St.

**Applicant:** HRE Crawford, LLC

**Owner:** HRE Crawford, LLC

**Attorney:** Meg George, Akerman

**Change Request:** M3-3 Heavy Industry District to M3-3 Heavy Industry District then to a Planned Development

**Purpose:** The applicant is proposing a new approximately 1,055,096 SF, 50' tall warehouse building with 759 accessory parking spaces and 168 loading berths.

**NO. 19725-T1 (25<sup>TH</sup> WARD) ORDINANCE REFERRED (7-25-18)**  
**DOCUMENT #O2018-5977**

**Common Address:** 2000 West Cullerton

**Applicant:** Felipe Colorado

**Owner:** Felipe Colorado

**Attorney:** John Escobar

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

**Purpose:** 4 dwelling unit residence building with attached garage. Garage will provide 2 parking space; 2 spaces also pursuant to transit oriented development parking reduction. Height 49'-6"

**NO. 19731 (25<sup>TH</sup> WARD) ORDINANCE REFERRED (7-25-18)**  
**DOCUMENT #O2018-5983**

**Common Address:** 1848 S Blue Island Avenue

**Applicant:** MRYD, LLC

**Owner:** MRYD, LLC

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

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

**Purpose:** After rezoning, the building will remain 3 stories tall and will contain 4 dwelling units with 2200 sf of commercial space on the ground floor. The building will remain 46 feet in height. No parking will be provided.

**NO. 19720 (26<sup>TH</sup> WARD) ORDINANCE REFERRED (6-27-18)**  
**DOCUMENT #O2018-4984**

**Common Address:** 2429 W Augusta Boulevard

**Applicant:** Castline Development LLC

**Owner:** Castline Development LLC

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

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM5 Residential Multi Unit District

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new four-story (with basement) multi-unit residential building, at the subject property. The new proposed building will contain a total of four (4) dwelling units. There will be onsite parking for four (4) vehicles, located at the rear of the property, with access off of the Public Alley. The new building will be masonry in construction and measure 45 feet-0 inches (approx.) in height.

**NO. 19722 (26<sup>th</sup> WARD) ORDINANCE REFERRED (6-27-18)**  
**DOCUMENT #02018-4984**

**Common Address:** 3759 W Dickens

**Applicant:** One Tail at a Time

**Owner:** Prakash and Dharmishta Rami

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

**Change Request:** RS3 to C1-1

**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 buildout 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. 19729 (26<sup>th</sup> WARD) ORDINANCE REFERRED (7-25-18)**  
**DOCUMENT #O2018-5981**

**Common Address:** 2200-2218 West Grand Avenue

**Applicant:** Grand Palace LLC

**Owner:** Grand Palace LLC and Sidney Oko

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

**Change Request:** C2-2 Motor Vehicle Related District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The applicant is seeking a zoning change in order to permit the construction of a new five-story mixed-use building, at the subject property. The new proposed building will contain commercial space (3631 square feet) and interior parking for forty-four (44) vehicles-at grade level. There will be a total of forty-four (44) dwelling units, located between 2 thru 5 Floors. The new building will be masonry in construction and measure 54 feet-0inches (approximately) in height.

**NO. 19692 (28<sup>th</sup> WARD) ORDINANCE REFERRED (6-27-18)**  
**DOCUMENT #02018-4963**

**Common Address:** 1401-1555 W Congress Pkwy, 500-532 S Loomis Ave, 1400-1554 W Harrison St and 501-531 S Ashland Ave

**Applicant:** Rush University Medical Center

**Owner:** Rush University Medical Center

**Attorney:** Carol Stubblefield

**Change Request:** Residential Planned Development 168 to Residential Planned Development 168, as amended

**Purpose:** Applicant proposes to construct a new approximately 205' tall, 480,000 square foot ambulatory building for cancer and neurological care. There will be a 6-story parking garage with approximately 1,200 parking spaces, commercial retail and a specialty pharmacy.

**NO. 19687 (29<sup>th</sup> WARD) ORDINANCE REFERRED (5-23-18)**  
**DOCUMENT #02018-1835**

**Common Address:** 2102-2120 N Natchez

**Applicant:** Mia Property Acquisitions

**Owner:** Soo Line Railroad

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

**Change Request:** RT4, M1-1 M2-2 PD 1156 and PD 1345 to RT4 and then Residential Planned Development No. 1345, as amended

**Purpose:** Seeking to develop vacant land with eight new three story multi unit residential buildings. The eight new buildings will contain a total of 39 residential units. Each new building will measure approx. 34 feet 4 inches in height, 55 off street parking spaces. Applicant is also proposing a rec center for use by the residents with in the developments

**NO. 19506 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-646**

**Common Address:** 1653-1739 W Webster and 2075-2189 N Elston Ave

**Applicant:** Triangle Square LLC

**Owner:** Elston Ave Real Estate Co. LLC and Elston Land LLC c/o Newsweb Corporation

**Attorney:** John George/ Chris Leach

**Change Request:** M3-3 Heavy Industry District to C2-3 Motor Vehicle Related Commercial District and C2-3 Motor Vehicle Related Commercial District to a Residential Business Planned Development

**Purpose:** Sub-Area A improvements consist of a 7-story 88 foot tall mixed use building containing 300 dwelling units on 6 floors and 49,000 sf of retail space on the ground floor, 220 accessory parking spaces, and 159 bicycle spaces; Sub-Area B improvements consist of a 2-story 40 foot tall building with 12,000 sf of retail space on the ground floor and 12,000 sf of office space on the second floor and 10 accessory parking spaces; Sub-Area C improvements consist of 7-story 88 foot tall residential building containing 66 dwelling units, 67 accessory parking spaces and 67 bicycle spaces.

**NO. 19744 (34<sup>th</sup> WARD) ORDINANCE REFERRED (7-25-18)**  
**DOCUMENT #O2018-5996**

**Common Address:** 1312 W. 109 Place

**Applicant:** Gloria M. Williams

**Owner:** Gloria M. Williams

**Attorney:**

**Change Request:** RS3 Single Unit (Detached House) District to RT-3.5

**Purpose:** Three dwelling units and three car garage. No exterior work.

**NO. 19093-T1 (35<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-143**

**Common Address:** 3201 W Belmont

**Applicant:** Tullamore Management LLC

**Owner:** Tullamore Management LLC

**Attorney:** Law Office of Samuel VP Banks Associates

**Change Request:** C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The Applicant is proposing to develop the subject property with three (3) new three-story buildings. Each building will contain three (3) dwelling units. The proposed residential buildings will be masonry construction. One of the proposed buildings will be 39 feet in height. The two (2) other buildings will be 37 feet in height. The proposed development qualifies as a Transit Oriented Development and therefore no on-site parking is proposed



**NO. 19616 (45<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3178**

**Common Address:** 5150 N Northwest Hwy

**Applicant:** FCC NW Highway, LP an IL limited partnership

**Owner:** LSCD Of Jefferson Park

**Attorney:** Steve Friedland, Applegate & Thorne-Thomsen

**Change Request:** Planned Development 1371 to Planned Development 1371, as amended

**Purpose:** The property will be developed in 2 Sub Areas , Sub Area A has been approved for development as a 5-Story, approximately 133,000 square foot residential storage warehouse of approximately 75 feet in height. Subarea B will be developed with a 75-unit residential building, approximately 5,500 square feet of commercial space, and 40 parking spaces. The building height per Section 17-17-0311 of the Zoning Ordinance will not exceed 76'8".