

Summary of a Meeting  
Committee on Zoning, Landmarks & Building Standards  
Meeting of July 23, 2019  
To be reported out July, 24, 2019

OFFICE OF THE  
CITY CLERK

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TO THE PRESIDENT AND MEMBERS OF THE CITY COUNCIL:

YOUR COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS PRESENTS THE FOLLOWING SERIES OF REPORTS FOR ITEMS THAT IT CONSIDERED AT ITS MEETING OF JULY 23, 2019, AND THAT IT RECOMMENDS THE CITY COUNCIL PASS:

**NO. 20055-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4213**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1570-72 N Milwaukee Ave

**Applicant:** YETI Coolers LLC

**Owner:** CA Residential LLC

**Attorney:** Law Offices of Samuel VP Banks, Sara Barnes

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

**Purpose:** The Applicant is seeking a zoning change in order to permit the location and establishment of a retail facility, with incidental medium event venue space, within the Floor of the existing four-story (with basement) mixed-use (commercial-residential) building, at the subject site. Part of the rehabilitation plan calls for the interior build out of the existing grade-level storefront (5,303 square feet), to accommodate for a new retail tenant, which plan also includes the erection of a single cafe-bar, within the storefront, which will operate in conjunction with the retail facility. The remainder of the existing four-story building will remain unchanged, so that there will continue to be eleven (11) dwelling units located on and between the 2<sup>nd</sup> thru 4<sup>th</sup> Floors. The subject property is located within the Milwaukee Avenue Landmark District (Wicker Park Historic District) and is also located within 1,320 linear feet of the entrance to the Milwaukee-Damen CTA ("Blue Line") Station. As such there is, and will continue to be, no off street vehicular parking located on the subject site. No physical expansion of the existing building is contemplated or required. The existing building is, and will remain, masonry, glass and steel in construction and measures 50 feet-7 ½ inches (approximately) in height.

**NO. 20056 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4270**

**Common Address:** 1713 N Clybourn Ave

**Applicant:** 1713 N Clybourn Ave LLC

**Owner:** 1713 N Clybourn Ave LLC

**Attorney:** Law Offices of Samuel VP Banks, Sara Barnes

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

**Purpose:** The Applicant is seeking a Zoning Map Amendment in order to locate and establish a 'day spa' (personal service use), within the grade-level (storefront), of the existing four-story mixed-use (commercial-residential) building, at the subject site. Beyond the interior build out of the existing grade-level storefront (1,575 square feet), to accommodate for the new proposed day spa, there will be no changes or additions to the physicality (exterior) of the existing building. Toward this end, there is and will continue to remain, two (2) dwelling units, located on and between the 2<sup>nd</sup> thru 4<sup>th</sup> Floors of the existing building. There is also, and shall remain, onsite (off-street) parking for two (2) vehicles, located in a detached garage (with roof deck), at the rear of the existing building. The existing building is masonry in construction and measures 46 feet-1 inch (approximately) in height.

**NO. 20043-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-3933**

**Common Address:** 2373 S Archer Ave  
**Applicant:** Connies Pizza Inc  
**Owner:** JLS Archer LLC  
**Attorney:** Amy Degnan/ Richard Toth  
**Change Request:** M2-2 Light Industry District to C1-2 Neighborhood Commercial District  
**Purpose:** To allow the current restaurant use at its current size (15,040 sf), with an expansion for a frozen pizza production area (2,580 sf) . Approximately 120 parking spaces. No dwelling units. Approximately 22 feet high.

**NO. 20052-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4126**

**Common Address:** 3624 S Halsted Street  
**Applicant:** Samuel LeVon  
**Owner:** Samuel LeVon  
**Attorney:** Thomas Moore  
**Change Request:** M1-2 Limited Manufacturing/ Business Park District to RT3.5 Residential Two Flat, Townhouse and Multi-Unit District  
**Purpose:** The subject property is currently zoned for Manufacturing. The subject property is currently all residential which is not a permitted use in a Manufacturing district. The applicant would like to rezone the property so the zoning district properly conforms with the current use. The property is improved with a 2-story, 2 dwelling unit building, 25' in height with rear yard detached 2-car garage. There are no commercial spaces.

**NO. 20057 (21<sup>st</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4284**

**Common Address:** 8154-56 S Racine Ave, 1206-10 W 82<sup>nd</sup> Street  
**Applicant:** Gomez Landscaping LLC  
**Owner:** Gomez Landscaping LLC  
**Attorney:** Law Offices of Samuel VP Banks, Nicholas Ftikas  
**Change Request:** C2-2 Motor Vehicle Related Commercial District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** The Applicant is seeking a zoning change to permit the conversion of the existing twelve (12) unit, mixed-use building, with three (3) retail units at grade\_ to a fifteen (15) unit residential unit. No changes are proposed to the height, FAR, or setbacks of the building. No onsite parking will be provided. The Applicant will seek a Special Use to permit off-site accessory parking

**NO. 20048-T1 (21<sup>st</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4094**

**Common Address:** 9001 S Halsted Street

**Applicant:** Robin Wright

**Owner:** Robin Wright

**Attorney:** Lewis W. Powell III

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to C2-1 Motor Vehicle Related Commercial District

**Purpose:** Multi-media event and meeting rooms and banquet facility, with a capacity of 583 people in a 1-story 16 feet high 16,394.24 square foot brick building with 120 off-street parking spaces and no dwelling units on site.

**NO. 20047-T1 (24<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4093**

**Common Address:** 3953-57 W Polk Street; 801 S Pulaski Road

**Applicant:** TKVD Inc.

**Owner:** TKVD Inc.

**Attorney:**

**Change Request:** C1-2 Neighborhood Commercial District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-2 Neighborhood Commercial District

**Purpose:** To allow a restaurant and commercial spaces within the existing 1 and 2 story commercial building. No residential proposed, no parking on site, existing 1 and 2 story building; building size is approx. 9,471.4 sq.ft. Existing height/ no change to exterior of building.

**NO. 19934-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (1-23-19)**  
**DOCUMENT #02019-321**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 2244 West 23<sup>rd</sup> Place

**Applicant:** Cloud Property Management, LLC; 2244 Series

**Owner:** Cloud Property Management, LLC; 2244 Series

**Attorney:** Rolando Acosta

**Change Request:** RM-6 Residential Multi-Unit District to RM-6 Residential Multi-Unit District

**Purpose:** The subject property measures 6,215 square feet and is improved with a two-story residential building with seven dwelling units and seven parking spaces. The Applicant proposes to rezone this property to a Type 1 application to alter the previous Type 1 rezoning applicant and allow the Applicant to add one additional dwelling unit for a total of seven dwelling units. The seven existing parking spaces will remain and there will be no additional parking. The Applicant will seek a variation to eliminate the eighth required parking space. There will be no change in height.

**NO. 20038 (26<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-4019**

**Common Address:** 3619 W Armitage Ave

**Applicant:** Jeffrey Mayra

**Owner:** Jeffrey Mayra

**Attorney:** Law Offices of Samuel VP Banks, Sara Barnes

**Change Request:** B3-1 Community Shopping District to B2-2 Neighborhood Mixed Use District

**Purpose:** The Applicant is seeking a zoning change in order to permit the preservation and rehabilitation of the existing one-story commercial building, at the subject site. The rehabilitation plan calls for the erection of a one-story vertical addition (2<sup>nd</sup> Floor), above the entirety of the existing building. The rehabilitation plan also calls for the conversion of the existing all commercial building to all-residential or mixed-use, in order to allow for the establishment of two (2) dwelling units, within the newly expanded building. As well, the rehabilitation plan will include the provision of off-street (onsite) parking for (2) vehicles. The newly rehabilitated and expanded building will be masonry in construction and will measure no more than 38 feet-0 inches in height.

**NO. 20010 (27<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2728**

**PASS AS REVISED**

**Common Address:** 1033-1057 W Fulton Market; 225-233 N Aberdeen Street; 224-232 N Carpenter St.

**Applicant:** Silver Queen LLC

**Owner:** 232 Carpenter LLC

**Attorney:** Meg George

**Change Request:** C1-1 Neighborhood Commercial District, and C3-5 Commercial, Manufacturing and Employment District to DX-5 Downtown Mixed Use District and then to a Business Planned Development

**Purpose:** Proposed new construction for a 6 story office building and 12 story hotel with first floor retail in both. There will be no dwelling units in either building. Location is in a TSL and has 15 parking spaces. In total, there will be 21,900 sf of retail space, 46,373 of office space, and 135,676 sf of hotel space. Height will be approx. 147'

**NO. 20050 (29<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4099**

**Common Address:** 5722 W Race Ave

**Applicant:** A-Z Builders, Inc

**Owner:** A-Z Builders, Inc

**Attorney:** Paul Kolpak

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

**Purpose:** To divide the property into (2) zoning lots and construct two new two story three dwelling unit building. The heights of each building will be 24 feet 4 inches. There will be 3 parking spaces for each building. No commercial space.

**NO. 20046 (30<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4092**

**Common Address:** 3208 N Kostner Ave  
**Applicant:** Edwin E. Muniz  
**Owner:** Edwin E. Muniz  
**Attorney:**  
**Change Request:** B2-3 Neighborhood Mixed-Use District to C1-3 Neighborhood Commercial District  
**Purpose:** Continue a tavern use. Also to operate a full service-restaurant with live entertainment within the existing 1 and 2 story building. Commercial space 3,869 sq. ft.,. No changes to existing structure, Existing 2nd floor 1 dwelling unit; existing approximate 25 on-site parking spaces.

**NO. 19999-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2657**

**Common Address:** 3332 W Irving Park Road  
**Applicant:** 3332 Irving Park Rd LLC  
**Owner:** 3332 Irving Park Rd LLC  
**Attorney:** Paul Kolpak  
**Change Request:** C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** To construct a new 4 story 3 dwelling unit building. The building will consist of approximately 980 sq.ft. of the commercial space on the 1<sup>st</sup> floor, and will have no basement. The heights of the building will be 50 feet 0 inches. There will be 4 parking spaces.

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

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS  
PASS AS AMENDED**

**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. 20042 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT #02019-4023**

**PASS AS REVISED**

**Common Address:** 300 N Michigan Ave

**Applicant:** 300 N Michigan LLC

**Owner:** 300 N Michigan LLC

**Attorney:** DLA Piper

**Change Request:** DX-16 Downtown Mixed Use District to a Residential Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the DX-16 Mixed-Use District to a Residential-Business Planned Development to permit the construction of one 47-story residential and hotel building over a retail podium containing 280 hotel rooms, 290 residential units, 26 parking spaces and accessory and incidental uses.

**NO. 20060-T1 (46<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4384**

**Common Address:** 4420-4430 N Sheridan Road

**Applicant:** Carl Clybourn, LLC

**Owner:** Carl Clybourn, LLC

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

**Change Request:** B3-3 Community Shopping District to B2-5 Neighborhood Mixed Use District

**Purpose:** To convert the existing commercial units on the ground floor into 5 live/work units for a total of 38 dwelling units within the existing building; existing 4 story building; existing height 45 feet / no change proposed; pursuant to a Transit Served Location Ordinance, there is no existing on-site parking provided.

**NO. 20012-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2738**

**PASS AS AMENDED**

**Common Address:** 4729 N Winchester Ave

**Applicant:** Tullamore Development LLC

**Owner:** Tullamore Development LLC

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

**Change Request:** RS3 Single Unit (Detached House) 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 existing two-story building and detached garage will be razed. The new proposed building will contain a total of eight (8) dwelling units, between the basement and 4<sup>th</sup> Floor. There will be off-street parking for seven (7) vehicles, located in and between three detached garages - at the rear of the lot, as well as interior parking for two (2) vehicles, located within the basement of the proposed new building - for a total of nine (9) onsite parking spaces. The new proposed building will be masonry in construction and will measure 47 feet-0 inches in height.

**LARGE SIGNS OVER 100 SQUARE FEET IN AREA, 24 FEET ABOVE GRADE –**

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
TBD	4	1410 Museum Campus Dr	Chicago Bears Football Club
TBD	4	1410 Museum Campus Dr	Chicago Bears Football Club
TBD	4	1410 Museum Campus Dr	Chicago Bears Football Club
TBD	4	1410 Museum Campus Dr	Chicago Bears Football Club
TBD	11	647 W Roosevelt Road	Delago, LLC
TBD	37	5525 W Division St	Family Dollar Stores