

**Meeting  
Of The  
Committee on Zoning,  
Landmarks & Building  
Standards**

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THURSDAY, JANUARY 26, 2012, 10:00 AM  
COUNCIL CHAMBERS 2<sup>ND</sup> FLOOR, CITY HALL

**Please Note:**

**Items on this Agenda are subject to change. If you have 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. TAD-479 (42<sup>nd</sup> WARD and others) ORDINANCE REFERRED (10-5-11)  
DOCUMENT # O2011-8110

To amend Chapters 13-20-680 of the Municipal Code of Chicago, by adding and deleting language in regards to *further regulating signs/ signboards*

NO. TAD-477 (30<sup>th</sup> WARD) ORDINANCE REFERRED (10-5-11)  
DOCUMENT # O2011-8061

To amend Title 17 Section 17-2-0402-A of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *regulating access to off-street parking*

NO. A-7777 (47<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9887

Common Address: 2501 West Addison Street (2403-2557 West Addison Street;  
3426-3556 North Western Avenue)

Applicant: Alderman Ameya Pawar

Change Request: M1-2 Limited Manufacturing/ Business Park District to RS-2  
Residential Single-Unit (Detached House)

Purpose: Renovations to Lane Tech High School

NO. A-7776 (40<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9884

Common Address: 5801 North Western Avenue

Applicant: Alderman Patrick O'Connor

Change Request: RS-1 Residential Single-Unit (Detached House) to POS-1  
Regional or Community Parks District

NO. A-7775 (35<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9883

Common Address: See Ordinance for Specific Boundaries (West Diversey; North  
Drake Avenue; North Milwaukee; and North Central Park Ave)

Applicant: Alderman Rey Colon

Change Request: B3-1 Community Shopping District, B1-2 Neighborhood  
Shopping District, and C1-2 Neighborhood Commercial District  
to B2-2 Neighborhood Mixed Use District

NO. A-7774 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9881

Common Address: 2954 West Lawrence Avenue

Applicant: Alderman Richard Mell

Change Request: B3-3 Community Shopping District to POS-1 Regional or  
Community Parks District

NO. A-7767 (28<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9929

Common Address: 2745 West Roosevelt Road (2733-59 West Roosevelt Road;  
1200-24 South Fairfield Avenue; 2734-58 West 12<sup>th</sup> Place; 1201-  
25 South California Avenue)

Applicant: Alderman Jason Ervin

Change Request: B1-3 Neighborhood Shopping District, RT4 Residential Two-  
Flat, Townhouse and Multi-Unit District, and RM-5 Multi Unit  
District to a RM-5 Multi Unit District

Purpose: Renovations to Chalmers Elementary School

NO. A-7768 (28<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9931

Common Address: 3030 West Harrison Street (3000-60 West Harrison Street; 519-  
33 South Albany Avenue; 520-32 South Sacramento Boulevard)

Applicant: Alderman Jason Ervin

Change Request: C1-3 Neighborhood Commercial District and RM-5 Multi Unit  
District to RM-5 Multi Unit District

Purpose: Renovations to Jensen Elementary School

NO. A-7769 (28<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9880

Common Address: 730 North Pulaski Road; (650-758 South Pulaski Road; 4001-  
4101 West Chicago Avenue)

Applicant: Alderman Jason Ervin

Change Request: POS-1 Regional or Community Parks District and Planned  
Manufacturing District No. 9 to RS-2 Residential Single-Unit  
(Detached House)

Purpose: Renovations to Orr High School

NO. A-7782 (21<sup>st</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9869

Common Address: 8848-54 South Loomis Street

Applicant: Alderman Howard Brookins

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

NO. A-7783 (21<sup>st</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9871

Common Address: 8929-59 South Loomis Street

Applicant: Alderman Howard Brookins

Change Request: RM-5 Multi Unit District and B3-1 Community Shopping District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

NO. A-7784 (21<sup>st</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9871

Common Address: 917 West 88<sup>th</sup> Street, (901-45 West 88<sup>th</sup> Street; 8800-30 South Vincennes Avenue)

Applicant: Alderman Howard Brookins

Change Request: M1-1 Limited Manufacturing/ Business Park District and RS-2 Residential Single-Unit (Detached House) to RS-2 Residential Single-Unit (Detached House)

Purpose: Renovations to Jackson School

NO. A-7785 (21<sup>st</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9876

Common Address: 8407 South Kerfoot Avenue; (8367-8441 South Kerfoot; 8428-54 South Vincennes Avenue; 8364-8412 South Birkhoff Avenue)

Applicant: Alderman Howard Brookins

Change Request: POS-1 Regional or Community Parks District to RS3 Residential Single-Unit (Detached House) District

Purpose: Renovations to Garrett A Morgan Elementary School

NO. A-7781 (20<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9865

**Common Address:** 6311 South Calumet Avenue (6301-35 South Calumet Avenue;  
343-65 East 63<sup>rd</sup> Street; 6300-34 South Dr. Martin Luther King Jr  
Drive)

**Applicant:** Alderman Willie Cochran

**Change Request:** B3-3 Community Shopping District to RM-5 Multi Unit District

**Purpose:** Renovations to Dulles Elementary School

NO. A-7780 (19<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9864

**Common Address:** 1744 West Pryor Avenue (1631-1731 West Chelsea Place;  
11012-11128 South Hermosa Avenue; 11003-11145 South  
Hermosa Avenue; 1702-68 West Monterey Avenue; 11002-  
11166 South Vincennes Avenue; 11003-11175 South Vincennes  
Avenue)

**Applicant:** Alderman Matthew O'Shea

**Change Request:** B3-1 Community Shopping District to RS-2 Residential Single-  
Unit (Detached House)

**Purpose:** Renovations to Morgan Park High School and Athletic Fields

NO. A-7779 (16<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9861

**Common Address:** 6206 South Racine Avenue; (6200-44 South Racine Avenue;  
1201-27 West 62<sup>nd</sup> street; 6201-29 South Elizabeth Street

**Applicant:** Alderman Joann Thompson

**Change Request:** C1-1 Neighborhood Commercial District and RS3 Residential  
Single-Unit (Detached House) District to RS3 Residential  
Single-Unit (Detached House) District

**Purpose:** Renovations to Woods Community Academy

NO. A-7778 (13<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9857

**Common Address:** 4350 West 79<sup>th</sup> Street; (4340-60 West 79<sup>th</sup> Street; 7847-67 South  
Kostner Avenue

**Applicant:** Alderman Marty Quinn

**Change Request:** POS-1 Regional or Community Parks District to RS-2  
Residential Single-Unit (Detached House)

**Purpose:** Renovations to Stevenson Branch Elementary School

NO. A-7770 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9880

**Common Address:** 2347 South Wabash Avenue (2343-59 South Wabash Avenue;  
and 44-74 East 24<sup>th</sup> Street)

**Applicant:** Alderman Robert Fioretti

**Change Request:** DS3 Downtown Service District to RM-5 Multi Unit District

**Purpose:** Renovations to Graham Training School

NO. A-7771 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9853

**Common Address:** 225 South Aberdeen Street (221-39 South Aberdeen Street and  
1052-64 West Jackson Boulevard)

**Applicant:** Alderman Robert Fioretti

**Change Request:** DS3 Downtown Service District to RM-5 Multi Unit District

**Purpose:** Renovations to Skinner Branch Elementary School

NO. A-7772 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9854

**Common Address:** 2833 West Adams Street (2801-59 West Adams Street, 200-10  
South California Avenue; 2838-58 West Jackson Boulevard; 201-  
25 South Francisco Avenue

**Applicant:** Alderman Robert Fioretti

**Change Request:** B3-2 Community Shopping District and RT4 Residential Two-  
Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit  
District

**Purpose:** Renovations to Calhoun Elementary School

NO. A-7773 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9856

**Common Address:** 2131 West Monroe (2101-59 West Monroe Street; 101-17 South  
Leavitt Street 100-18 South Hoyne Street)

**Applicant:** Alderman Robert Fioretti

**Change Request:** POS-2 Neighborhood Park, Mini-Park or Play lot District to  
RM-5 Multi Unit District

**Purpose:** Renovations to Herbert School

NO. 17382 (46<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9712

**Common Address:** 800-24 West Bradley Place; 3736-54 North Halsted; 815-31 West Grace

**Applicant:** Halsted Grace Ventures (See application for list of LLC members)

**Owner:** Open Arms United Worship Center

**Attorney:** John George

**Change Request:** B3-2 Community Shopping District to B3-5 Community Shopping District and then to a Business Planned Development

**Purpose:** To develop the site with a mixed use development containing residential, retail and retaining existing Church

NO. 17391 (44<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9721

**Common Address:** 1028 West Diversey

**Applicant:** 1028 West Diversey LLC (Chris Latchford and Patrick Berger)

**Owner:** 1028 West Diversey LLC (Chris Latchford and Patrick Berger)

**Attorney:** Thomas S. Moore

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-1 Community Shopping District

**Purpose:** Existing non conforming bar and restaurant with 2 parking spaces and one dwelling unit above needs B3 District to renovate and expand

NO. 17387 (35<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9717

**Common Address:** 2816 North Kimball Avenue

**Applicant:** Clark Street Development LLC (See application for list of LLC members)

**Owner:** First Merit Bank, N.A.

**Attorney:** Katriina McGuire/ Schain, Burney, Banks & Kenny

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

**Purpose:** Applicant will construct a 9100 sq.ft. single level building to be used as a dialysis center. There will be an attached parking lot containing 32 parking spaces

NO. 17395 (35<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9725

Common Address: 3211 West Armitage

Applicant: Stavrokostas P Stellatos and Polydoros Stellatos

Owner: Stavrokostas P Stellatos and Polydoros Stellatos

Attorney: Nicholas S Legatos

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

Purpose: To accommodate the development of a mixed use residential (3 dwelling units) and commercial (1<sup>st</sup> floor) development as a permitted use. The first floor is intended to be used for a cell phone and wireless retail use

NO. 17396 (35<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9726

Common Address: 3311 West Belmont Ave

Applicant: Gustavo Martinez

Owner: Gustavo Martinez

Attorney: Hector Morales

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

Purpose: Property will be used as a building with three dwelling units converted from two dwelling units to include basement dwelling unit. 3 parking spaces, with building height to remain the same

NO. 17398 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9729

Common Address: 3557 North Marshfield Avenue

Applicant: James Kensik

Owner: James Kensik

Attorney: Gordon & Pikarski

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

Purpose: The front building will continue to be used as a four unit residential building, containing 3 parking spaces. No alteration is proposed. The rear building will be used for commercial purposes (a hot dog restaurant) The building is approximately 385 sq.ft. No alteration of the height is proposed



NO. 17393 (29<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9723

Common Address: 901 South Austin

Applicant: Columbus Park LLC (See application for list of LLC members)

Owner: Columbus Park LLC (See application for list of LLC members)

Attorney: Katriina McGuire/ Schain, Burney, Banks & Kenny

Change Request: Institutional Planned Development 435 to Institutional Planned Development 435, as amended

Purpose: Technical amendment to the Planned Development to increase the number of beds as reflected in the bulk regulations from 204 to 216

NO. 17381 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9711

Common Address: 2-20 North Racine Avenue and 1164-1170 and 1200-1212 West Madison Street

Applicant: 1200 Madison Racine LLC (See application for list of LLC members)

Owner: NCB Development I, LLC (See application for list of LLC members)

Attorney: Carol Stubblefield

Change Request: C2-3 Motor Vehicle Related Commercial District to B1-5 Neighborhood Shopping District, as well as B1-5 Neighborhood Shopping District, and Residential Business Planned Development No 931 to a Residential Business Planned Development

Purpose: Applicant proposes to construct an approximately 216 unit apartment building with approximately 227 parking spaces and approximately 10,000 sq.ft. of commercial retail space

NO. 17385 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9715

Common Address: 3001-03 South Komensky Avenue

Applicant: Alba Carrillo

Owner: Alba Carrillo

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: One story mixed use building. Plans to establish grocery store in  
the front unit; approximately 2000 ft of commercial space;  
existing dwelling unit will remain; required parking

NO. 17386 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9716

Common Address: 2759 South Avers Avenue/ 3812 West 28<sup>th</sup> Street

Applicant: Belen and Jose Huerta and Olivia and Jose Zarco

Owner: Belen and Jose Huerta and Olivia and Jose Zarco

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: One retail store ("Herbalife") on the ground floor,  
approximately 1400 sq.ft. existing six dwelling units will remain;  
no existing parking

NO. 17383 (20<sup>th</sup> and 5<sup>th</sup> WARDS) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9713

**Common Address:** 5411-5647 South Cottage Grove Avenue as well as Institutional Planned Development No 43 (see application for full address list)

**Applicant:** The University of Chicago

**Owner:** The University of Chicago; Chicago Society of Alpha Delta Phi; Meadville Theological School of Lombard College Inc

**Attorney:** John George

**Change Request:** B3-3 Community Shopping District, RM-5 Multi Unit District and Institutional Planned Development No 43, as amended to RM-5 Multi Unit District and Institutional Planned Development No 43, as amended

**Purpose:** Addition of properties to existing Institutional Planned Development No 43, approval of plans for Co-Op Bookstore; William Eckhart Research Center and Childcare Center

NO. 17388 (18<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9718

**Common Address:** 8601 South Cicero Avenue

**Applicant:** Paisano Mufflers and Auto Service LLC (Miguel Ojeda and Miguel Trejo)

**Owner:** First Midwest Bank, Illinois Land Trust #1-2628

**Attorney:** Paul Kolpak

**Change Request:** B1-1 Neighborhood Shopping District to B3-1 Community Shopping District

**Purpose:** The proposed use is an auto repair shop with no body work. There are no dwelling units. There is approximately 2,546.43 sq.ft. of commercial space with a building height of approximately 15ft and 11 parking spaces

NO. 17392 (18<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9722

Common Address: 8126 South Hoyne

Applicant: Hoyne Avenue Corporation (George Lytle)

Owner: Hoyne Avenue Corporation (George Lytle)

Attorney: Lee Robertson/ Schain, Burney, Banks & Kenny Ltd.

Change Request: M1-1 Limited Manufacturing/ Business Park District to M2-1 Light Industry District

Purpose: The property is currently vacant. Applicant would like to use the property for a landscaping contractor business with outdoor storage. There will be no additional parking spaces

NO. 17397 (15<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9727

Common Address: 2754 West 63<sup>rd</sup> Street

Applicant: Devon Financial Services Inc. (Irv Barr)

Owner: Devon Financial Services Inc. (Irv Barr)

Attorney: Gordon & Pikarski

Change Request: B1-1 Neighborhood Shopping District to B3-1 Community Shopping District

Purpose: The building will be used as a payday loan store. The use will have no residential component. The proposed use will maintain the existing 11 parking spaces. The existing one store height and 1991 sq.ft. of commercial space will be unchanged.

NO. 17390 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9720

Common Address: Vacant land bounded by W 16<sup>th</sup> Street; S. Federal Street; W 17<sup>th</sup> Street and S Clark Street

Applicant: 1625 South Clark Street, LLC (See application for list of LLC members)

Owner: City of Chicago Dept of Housing and Economic Development

Attorney: Elvin E Charity Esq.

Change Request: B1-1 Neighborhood Shopping District to DS-5 Downtown Service District

Purpose: Applicant proposes to develop the property into an approximately 65,000 sq.ft. grocery store with approximately 340 on site accessory parking spaces

NO. 17384 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9714

**Common Address:** 2100-2124 South Indiana Avenue and 119-133 East 21<sup>st</sup> Street

**Applicant:** 2100 S Indiana Avenue Equities LLC (See application for list of LLC members)

**Owner:** 97<sup>th</sup> Street S Indiana Avenue Equities LLC

**Attorney:** Carol Stubblefield

**Change Request:** Planned Development 1041 to DX-5 Downtown Mixed-Use District

**Purpose:** Applicant proposes to renovate an existing 4 story brick building with 54 residential rental dwelling units, 61 surface parking spaces and approximately 13,000 sq.ft. of retail space on ground floor

NO. 17389 (1<sup>st</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9719

**Common Address:** 1951 North Western Avenue

**Applicant:** McDonald's USA, LLC (See application for list of LLC members)

**Owner:** Franchise Reality Investment Trust II

**Attorney:** Maurides Foley Tabangay & Turner, LLC

**Change Request:** M1-3 Limited Manufacturing/ Business Park District to B3-2 Community Shopping District

**Purpose:** 19 Parking Spaces; 4,540 square foot 1 story building; 20 ft building height; to rebuild a McDonald's restaurant

NO. 17394 (1<sup>st</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9724

**Common Address:** 2900-50 North Oakley Avenue

**Applicant:** F & H Investments LLC & Vosges Ltd (David Frankson, Paul Hagen, and Micheal P Hagen, as well as Katrina Markoff)

**Owner:** F & H Investments LLC (David Frankson, Paul Hagen, and Micheal P Hagen)

**Attorney:** Robert Gamrath III, Quarles & Brady LLP

**Change Request:** Waterway Residential Planned Development No 1122 to M2-2 Light Industry District

**Purpose:** Limited processing and associated packaging of chocolate, which is not permitted within the Waterway Residential Planned Development