

Meeting Of The Committee on Zoning Landmark & Building Standards

THURSDAY, FEBRUARY 27, 2014 AT 10:00 AM
COUNCIL CHAMBERS, 2nd Floor, City Hall

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 Numerical Order
According to Ward

RECEIVED
CITY COUNCIL DIVISION
2014 FEB 24 PM 4:00
OFFICE OF THE
CITY CLERK

NO. TAD-511 (43rd WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-89

Amendment of Municipal Code Title 13-32-235 and 11-16-020 by adding and deleting language in regards to *rodent control during building wreckage and sewer maintenance*

NO. TAD-513 (32ND WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # SO2014-870

Amendment of Municipal Code Titles 4, 16 and 17 concerning *prohibited activities*

NO. A-7978 (1ST WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-103

Common Address: 1640 W Erie Street

Applicant: Alderman Joe Moreno

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

NO. A-7979 (1ST WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-95

Common Address: 1912-14 West Race Avenue

Applicant: Alderman Joe Moreno

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

NO. A-7980 (1ST WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-100

Common Address: 1850-52 W Race Street

Applicant: Alderman Joe Moreno

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

NO. A-7974 (2ND WARD) ORDINANCE REFERRED (12-11-13)
DOCUMENT # O2013-9447

Common Address: 1546-56 North Clark Street

Applicant: Alderman Robert Fioretti and Alderman Brendan Reilly

Change Request: B3-5 Community Shopping District to B3-3 Community Shopping District

NO. A-7973 (26th WARD) ORDINANCE REFERRED (11-26-13)
DOCUMENT # O2013-9149

Common Address: 2001-2331 West Grand Ave; 2333-2347 W Grand Ave; 2332-2358 W Grand Ave; 2234-2326 W Grand Ave; 2218-2224 W Grand Ave; 2158 W Grand Ave and 2010-2138 W Grand Ave

Applicant: Alderman Roberto Maldonado

Change Request: C2-1 Motor Vehicle Related Commercial District, M1-2 Limited Manufacturing/ Business Park District, and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C3-2 Commercial, Manufacturing and Employment District; and C1-2 Neighborhood Commercial District, M1-2 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District; and C1-2 Neighborhood Commercial District, M1-2 Limited Manufacturing/ Business Park District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-2 Neighborhood Mixed Use District; and M1-2 Limited Manufacturing/ Business Park District to C2-2 Motor Vehicle Related Commercial District; and C1-3 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District; and C1-2 Neighborhood Commercial District, M1-2 Limited Manufacturing/ Business Park District, RT4 Residential Two-Flat, Townhouse and Multi-Unit District, and B3-3 Community Shopping District to B2-2 Neighborhood Mixed Use District

NO. A-7981 (50th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-106

Common Address: 6301-17 North Western

Applicant: Alderman Debra Silverstein

Change Request: C2-2 Motor Vehicle Related Commercial District and B3-2 Community Shopping District to RS-2 Residential Single-Unit (Detached House)

NO. A-7982 (50th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-107

Common Address: 6800-6868 N Western Ave

Applicant: Alderman Debra Silverstein

Change Request: C2-2 Motor Vehicle Related Commercial District to RS-2 Residential Single-Unit (Detached House)

NO. 17918 (1st WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-42

Common Address: 1937 West Ohio Street

Applicant: 1859-61 N Albany Inc. (Alex Ivankevych)

Owner: 1859-61 N Albany Inc. (Alex Ivankevych)

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: Demolish the existing building and build a new single family home; 2 parking spaces; to be built within the maximum allowable height.

NO. 17917 (6th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-41

Common Address: 7439 South Prairie Ave

Applicant: Jackie Johnson

Owner: Jackie Johnson

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning amendment in order to add a dwelling unit within the existing residential building. The resulting building will contain three (3) residential units. There is no proposed expansion of the existing building in terms of floor area or height, and all of the proposed construction will be contained within the existing structure. There are three (3) existing parking spaces on site and all three (3) will remain

NO. 17920-T1 (11th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-44

Common Address: 2916 S Archer Ave

Applicant: Joseph Parente

Owner: Joseph Parente

Attorney: Rolando Acosta

Change Request: B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: Development of a three story building, with basement, containing three dwelling units with three parking spaces.

NO. 17907 (12th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-31

Common Address: 2601-2645 West 38th Street; 3802-3852 South Rockwell Ave; 2614-2644 West Pershing Road

Applicant: 39th and Archer LLC c/o First American Properties

Owner: 39th and Archer LLC c/o First American Properties

Attorney: Bernard Citron

Change Request: C1-2 Neighborhood Commercial District to a Business Planned Development

Purpose: The Applicant intends to construct a retail center including a health club of 40,000 square feet and three other retail buildings providing a maximum of 33,500 square feet with a total of 366 surface parking spaces

NO. 17931-T1 (14th WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-823

Common Address: 4649-59 S Spaulding/ 3246-56 West 47th Street

Applicant: Back of the Yards Neighborhood Council

Owner: Back of the Yards Neighborhood Council

Attorney: Rolando Acosta

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

Purpose: Development of a six story building, containing ground floor retail/ personal service space and 30 units on the upper floors, with one loading berth and 21 parking spaces

NO. 17906 (17th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-30

Common Address: 6900 South Campbell Ave

Applicant: Kusmirek Remodeling Inc. (Boguslaw Szaflarski)

Owner: Kusmirek Remodeling Inc. (Boguslaw Szaflarski)

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: The existing one story building to remain and convert a former store front into a dwelling unit For a total of 2 DU in the building; existing parking (2 spaces) (no commercial)

NO. 17911 (19th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-35

Common Address: 9139-9143 S Western Ave

Applicant: Pudgie LLC

Owner: The Anna May Ahern Revocable Trust Dated 1, 1994

Attorney: Steven P Rouse/ Molzahn, Rocco, Reed & Rouse LLC

Change Request: B1-2 Neighborhood Shopping District to C2-2 Motor Vehicle Related Commercial District

Purpose: It will be a continuation of current usage by the adjacent automobile dealership for additional space for outdoor automobile sales. There are no plans for dwellings, customer parking, or commercial and/or residential buildings constructed presently.

NO. 17919 (23rd WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-43

Common Address: 3823 W 55th Street

Applicant: Ernesto De La Torre

Owner: Ernesto De La Torre

Attorney: Rolando Acosta

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

Purpose: Two story residential building containing two dwelling units with two parking spaces.

NO. 17914 (25th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-38

Common Address: 1743 West 17th Street

Applicant: Diocelina Salgado

Owner: Diocelina Salgado

Attorney: Law Offices of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: The existing 3 ½ -story (with basement) residential building will remain. The Applicant is seeking a zoning amendment in order to permit the erection (build-out) of a fourth floor addition to the existing 3 ½ story building. There will be no other physical expansion to the existing building or garage. Due to the recent fire damage sustained at the building, however, the Applicant will be undertaking a complete interior rehabilitation of the existing building (including the proposed build-out of the fourth floor addition). The existing building, as renovated, will continue to contain three dwelling units. The property will also continue to maintain onsite garage parking for 2 ½ vehicles at the rear of the lot.

NO. 17916-T1 (25th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-40

Common Address: 1722 South Clinton Street

Applicant: Maria Vitogiannis

Owner: Maria Vitogiannis

Attorney: Gordon & Pikarski

Change Request: M2-3 Light Industry District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The subject property will be used for construction of a single family residence. Two parking spaces will be provided. No commercial space is proposed. The proposed building will be approximately 24 feet 6 inches in height as defined by the Zoning Ordinance

NO. 17910 (28th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-34

Common Address: 39 N Pulaski Road; 3951-3955 West Washington Boulevard

Applicant: Amina Oil Co.

Owner: Amina Oil Co.

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning amendment in order to re-establish a gas station at the subject site. The Applicant will construct a new cashier kiosk and convenience store onsite. The Applicant will also incorporate landscaping elements at the site, and add approximately five (5) onsite parking spaces.

NO. 17913 (28th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-37

Common Address: 616 and 618 South Racine

Applicant: Robert Otter

Owner: Robert Otter

Attorney: David Goldstein

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District

Purpose: 616 S. Racine: Construct new 5 dwelling unit building 22'x74' with a height of 45' with parking spaces. 618 S. Racine: Renovate and construct a fourth story addition onto a 3 dwelling unit building which is 22'x30' with a height of 45' with 2 parking spaces

NO. 17908 (30th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-32

Common Address: 3321 North Keating Ave

Applicant: David Arfa

Owner: David Arfa

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: To demolish the existing building and build a new 4 dwelling unit residential building; 4 parking spaces; height: 35'

NO. 17909 (33rd WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-33

Common Address: 4110 North Mozart Street

Applicant: Janice and Mohab Wagdy

Owner: Janice and Mohab Wagdy

Attorney: Law Offices of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: The existing three-story (with basement) residential building is non-conforming. The Applicant(s) are seeking a zoning amendment in order to permit (4) dwelling units within the existing building. There will be no physical expansion of or physical alterations to the existing building. There are, and will remain, two (2) existing onsite (garage) parking spaces located at the rear of the subject lot.

NO. 17921 (33rd WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-45

Common Address: 2701-2707 West Belmont; 3138-3150 N Washtenaw

Applicant: MAJ Loans Special Assets, LLC

Owner: MAJ Loans Special Assets, LLC

Attorney: Bernard Citron/ Jessica Schramm of Thompson Coburn

Change Request: C1-5 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The applicant proposes to construct two (2), 3 ½ story buildings providing four residential dwelling units with four parking spaces located on the ground floor in each building; or alternatively to construct a 3 ½ story building providing 8 residential dwelling units with eight parking spaces located on the ground floor

NO. 17922-T1 (39th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-46

Common Address: 5825 N Tripp Ave

Applicant: Chicago Food Corp (Ki Jong and Sung Hong)

Owner: Ki Hong and Sung Hong

Attorney: John George

Change Request: M2-1 Light Industry District to C3-2 Commercial, Manufacturing and Employment District

Purpose: Food Warehouse and distribution facility consisting of approximately 68,000 sf of office , warehouse and retail sales space with 115 parking spaces.

NO. 17912 (44th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-36

Common Address: 3200-3226 North Clark Street and 854-856 W Belmont Ave

Applicant: 3200 N Clark LLC (David Blitz, Lawrence Silver, and Michael Quattracki)

Owner: 3200 N Clark LLC (David Blitz, Lawrence Silver, and Michael Quattracki)

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-3 Community Shopping District to B3-5 Community Shopping District

Purpose: The proposed Planned Development is required in order to permit the location and establishment of a new eleven-story (at its highest point) mixed-use building at the subject site. The four (4) existing buildings and asphalt parking lot, currently located at the site, will be razed. The property will then be redeveloped with a new eleven-story mixed-use building. The proposed new building will contain 50,035 sq. ft. (approx.) of commercial/retail space (within the basement 1st and 2nd floors). The proposed new building will contain 100 residential dwelling units (located within the 3rd and 11th floors) and 116 interior parking spaces (located within the 3rd through 5th floors). There will be a recessed outdoor terrace and residential green space located on the 6th floor as well as a small private roof deck on the 9th floor. The proposed new building will be masonry in construction, with metal and glass accents. The proposed new building will measure 121-0" (approx.) at its highest point

NO. 17915 (44th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-39

Common Address: 3033 North Clark

Applicant: 3033 N Clark LLC (Mushkin Okmen)

Owner: 3033 N Clark LLC (Mushkin Okmen)

Attorney: Thomas Moore

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

Purpose: To renovate the existing 3 story concrete building with basement for office spaces, to construct a new rear 4 story enclosed stairwell/fire escape addition and 4th level roof deck access stairwell/elevator addition with the total height being 48', which will increase the existing FAR.