

Meeting Of The Committee on Zoning Landmark & Building Standards

OFFICE OF THE
CITY CLERK
2013 FEB 21 AM 9:44

TUESDAY, FEBRUARY 26, 2013 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 Reverse Numerical Order
According to Ward

NO. A-7872 (39TH WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-423

Common Address: 5810-30 North Pulaski Road

Applicant: Alderman Margaret Laurino

Change Request: Commercial Manufacturing Planned Development No. 789 to
M2-1 Light Industry District

NO. A-7870 (26TH WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-408

Common Address: 2612-20 W Division Street

Applicant: Alderman Roberto Maldonado

Change Request: B1-1 Neighborhood Shopping District to M1-1 Limited
Manufacturing/ Business Park District

NO. A-7871 (26TH WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-413

Common Address: 2718-22 W Division Street

Applicant: Alderman Roberto Maldonado

Change Request: B1-1 Neighborhood Shopping District to M1-1 Limited
Manufacturing/ Business Park District

NO. A-7869 (25TH WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-419

Common Address: West Roosevelt Road; South Clark Street; West 16th Street and
the centerline of said street if extended where no street exists;
and the South Branch of the Chicago River

Applicant: Alderman Daniel Solis

Change Request: Residential Business Planned Development No. 904 to M2-3
Light Industry District

NO. A-7850 (22ND WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5685

Common Address: South Kostner Avenue; a line 1,578.55 feet south of West 24th Place; a line 493 feet west of South Kostner Avenue; a line 1,921.55 feet south of West 24th Place; a line 1238.59 feet west of South Kostner Avenue; an arc of 251.07 feet approximately 729.41 feet west of South Kostner Avenue; and Chicago, Burlington and Quincy Railroad

Applicant: Alderman Ricardo Muñoz

Change Request: Business-Residential Institutional Planned Development No. 1132 to C2-3 Motor Vehicle Related Commercial District

NO. A-7868 (11TH WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-399

Common Address: 2101-07 South Halsted Street

Applicant: Alderman James Balcer

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-2 Neighborhood Mixed Use District

NO. 17659 (44TH WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-39

Common Address: 3223-29 N Sheffield

Applicant: Sonco Real Estate LLC 3223 N Sheffield Series (Gary Korol, Steven Korol, and Jack Korol)

Owner: Sonco Real Estate LLC 3223 N Sheffield Series (Gary Korol, Steven Korol, and Jack Korol)

Attorney: Warren Silver

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

Purpose: One building containing 21 dwelling units, 11 parking spaces, approximately 5430 sq.ft. of commercial space, and to be approximately 50 feet tall.

NO. 17654 (35th WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-34

Common Address: 3637-3641 W Montrose

Applicant: Noah Properties LLC (Bart Przyjemski)

Owner: 3641 W Montrose LLC

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The existing one-story vacant commercial building will be razed. The site will then be redeveloped with three (3) new all residential buildings. Two (2) of the proposed buildings will be three-stories in height and contain six (6) dwelling units each, with on-site parking for six (6) vehicles located at the rear of each lot. One (1) of the proposed buildings will be three-stories in height and contain three (3) dwelling units with on-site parking for three (3) vehicles located at the rear of the lot.

NO. 17651 (33rd WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-31

Common Address: 4024 North California

Applicant: Brendan Carroll

Owner: Brendan Carroll

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 single family home was constructed beyond the scope of a building permit by a previous owner. The Applicant is seeking a zoning amendment in order to obtain a corrected building permit to finish the interior build-out of the home. The existing building contains 4,288 sq. ft. of total building area. There is no proposed floor area expansion beyond the existing 4,288 sq. ft. The resulting building will be three-stories in height (existing), contain two (2) onsite garage parking spaces, and be occupied as a single family home by the Applicant

NO. 17646 (32nd WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-26

Common Address: 2849-2505 North Milwaukee Avenue

Applicant: Willets/ Milwaukee Logan SB1 LLC (See application for list of LLC members)

Owner: Willets/ Milwaukee Logan SB1 LLC (See application for list of LLC members)

Attorney: DLA Piper LLP

Change Request: C2-2 Motor Vehicle Related Commercial District to C2-3 Motor Vehicle Related Commercial District

Purpose: A four story (50' tall), 39 unit residential building with ground floor lobby and amenity space, including approximately 40 parking spaces

NO. 17648 (32nd WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-28

Common Address: 2501 North Elston Avenue

Applicant: Delta Real Estate Holdings LLC (See application for list of LLC members)

Owner: Stewart and David Reich

Attorney: Edward Kus/ Shefsky & Froelich

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

Purpose: Use of the property will be primarily for the sales of motor vehicles and services related to motor vehicles. The proposed building will be approximately 63,000 SF and be about 85 feet in height. There will be parking storage for approximately 1,000 cars

NO. 17658 (30th WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-38

Common Address: 2933 North Avers

Applicant: Ilya Kunin

Owner: Ilya Kunin

Attorney: Sandeep Basran

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

Purpose: Exterior Property will remain the same. There will be an additional living space inside the owners unit. The attic will be dormered

NO. 17653 (27th WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-33

Common Address: 327 North Aberdeen

Applicant: 327 North Aberdeen, LLC (A.G. Hollis)

Owner: 327 North Aberdeen, LLC (A.G. Hollis)

Attorney: Law Offices of Samuel VP Banks

Change Request: M2-3 Light Industry District to C3-3 Commercial,
Manufacturing and Employment District

Purpose: There will be no expansion of the existing building in terms of density, building area or height. The five retail/ commercial/ business units shall remain, including the existing art gallery. The four (4) enclosed on-site parking spaces shall also remain.

NO. 17655 (27th WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-35

Common Address: 2847 W Jackson Boulevard

Applicant: Marillac Social Center

Owner: Daughters of Charity Ministries, Inc

Attorney: John George

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District
to B3-3 Community Shopping District

Purpose: To rehabilitate an existing 23,809 sq. ft building and to add on a 3,514 sq. ft. addition for a new community center containing a total of 27,323 sq. ft.

NO. 17645 (26th WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-25

Common Address: 3400-3506 W. Division St; 1200-1216 N. Homan Ave.,

Applicant: New Life Covenant Church

Owner: 3410 Division LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to C3-1
Commercial, Manufacturing and Employment District

Purpose: The existing one-story vacant industrial building will be razed. The site will then be redeveloped with a sanctuary with a new 42,000 sq.ft. high one story, religious assembly facility containing a main prayer sanctuary with approximately 1,500 seats, classrooms, and accessory offices. There will be 191 on site parking spaces and one loading berth to serve the proposed use.

NO. 17652 (26th WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-32

Common Address: 740-742 North Western Avenue

Applicant: Mia Property Acquisitions, LLC (Bart Przyjemski)

Owner: Edward Miller and Trust c/o Elaine Miller Trustee

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is proposing to develop the now vacant parcels with a new three-story six (6) dwelling unit all residential building. The proposed building will be approximately 40' in height. There will be six (6) onsite parking spaces located at the rear of the subject property to serve the residential building.

NO. 17647 (22nd WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-27

Common Address: 4400-40 W 26th Street; 2448-2558 South Kostner Avenue

Applicant: The Keating Building Little Village LLC (See application for list of LLC members)

Owner: Primestor Little Village LLC

Attorney: Rolando Acosta

Change Request: C2-3 Motor Vehicle Related Commercial District to B2-3 Neighborhood Mixed-Use District and B2-3 Neighborhood Mixed-Use District to a Residential Business Planned Development

Purpose: Redevelopment of the existing two and three story building with 150 residential units and construction of a new one story approximately 5,624 sf retail building with drive-thru. 150 parking spaces and 1 loading berth will be provided

NO. 17657 (5th WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-37

Common Address: 800 East 57th and 5634 South Maryland

Applicant: The University of Chicago

Owner: The University of Chicago

Attorney: John George

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

Purpose: Addition of properties to the existing Institutional Planned Development, please see file for more information

NO. 17650 (2nd WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-30

Common Address: 118-128 W Chicago Avenue; 801-819 N LaSalle St

Applicant: Smithfield Properties XVI LLC (See application for list of LLC members)

Owner: The Moody Bible Institute of Chicago

Attorney: John George

Change Request: DX-5 Downtown Mixed-Use District and DX-7 Downtown Mixed Use District to DX-7 Downtown Mixed Use District and then to a Residential Business Planned Development

Purpose: To allow for residential development, please see file for more information

NO. 17656 (2nd WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-36

Common Address: 1640 N Damen Avenue

Applicant: Last Steep LLC (See application for list of LLC members)

Owner: Last Steep LLC (See application for list of LLC members)

Attorney: DLA Piper LLP

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

Purpose: The existing 3-story brick building will remain, including the existing 6 upper story dwelling units. No dwelling units are being added. The existing approximately 4,000 square foot ground floor tavern space would be renovated to accommodate a retail store. The property does not currently include parking, and no new parking is proposed.

NO. 17649 (1st WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-29

Common Address: 2101-03 North California/ 2778-84 North Henry Court

Applicant: Land and Sea Department LLC (Robert McAdams, Peter Toalson, Lori Seiderman, and Jonathan Martin)

Owner: Gail Perez

Attorney: Rolando Acosta

Change Request: RS3 Residential Single-Unit (Detached House) District to C1-3 Neighborhood Commercial District

Purpose: The existing one and two story buildings with a total floor area of approximately 3,500 sq. ft. will be remodeled and used as a Tavern. No off-street parking or loading will be provided.