

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

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THURSDAY, MARCH 22, 2012, 10:00 AM
COUNCIL CHAMBERS 2ND 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 Order
According to Ward**

TAD-483 (33RD WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-712

Amendment of Titles 13 and 17 of the Municipal Code of the City of Chicago to further regulate *non-conforming signs*

NO. A-7800 (42ND WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-694

Common Address: See Ordinance for Specific Boundaries

Applicant: Alderman Brendan Reilly (and others)

Change Request: Institutional/ Transportation Planned Development No 677 to POS-1 Regional or Community Parks District

NO. A-7798 (41ST WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-707

Common Address: 6100-6158 North Northwest Highway

Applicant: Alderman Mary O'Connor

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

NO. A-7797 (29TH WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-704

Common Address: 543 North Waller (590-65 North Waller Avenue; 5615-61 West Ohio Street; 5614-60 West Race Avenue)
Douglas Middle Academy and Key School

Applicant: Alderman Deborah Graham

Change Request: B3-2 Community Shopping District, RS3 Residential Single-Unit (Detached House) District, and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-7796 (28TH WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-706

Common Address: 3600 West Fifth Ave

Applicant: Alderman Jason Ervin

Change Request: POS-1 Regional or Community Parks District to RM-5 Multi Unit District

NO. A-7799 (19th WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-643

Common Address: Institutional Planned Development No. 542

Applicant: Alderman Matthew O'Shea

Change Request: Amendment of Ordinance which authorized creation of Institutional Planned Development No 542

NO. A-7794 (8th WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-696

Common Address: 2100 East 87th Street (2001-47 East 85th Street; 8500-8674 South Anthony Avenue; 2034-2240 East 87th Street; 8501-8659 South Chappel Avenue)
Chicago Vocational High School

Applicant: Alderman Michelle Harris

Change Request: M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-7795 (8th WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-697

Common Address: 744 East 103rd Street
Wendell Smith School

Applicant: Alderman Michelle Harris

Change Request: POS-1 Regional or Community Parks District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-7792 (5th WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-695

Common Address: 6220 South Stony Island (6200-74 South Stony Island Avenue; 1536-64 East 63rd Street; 6201-75 South Park South East Court; 1547-75 East 62nd Street)
Hyde Park High School

Applicant: Alderman Leslie Hairston

Change Request: B3-5 Community Shopping District to RM6 Residential Multi Unit District

NO. A-7793 (5th WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-693

Common Address: 6650 South Ellis Avenue (6600-58 South Ellis Avenue ; 932-56 East 67th Street; 6651-59 South Ingleside Avenue)
Dumas Elementary School

Applicant: Alderman Leslie Hairston

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

NO. A-7789 (3rd WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-702

Common Address: 5410 South State Street (5404-22 South State Street; 5403-59 South Dearborn Street; 2-20 West Garfield Boulevard)
(Ace Technical Charter School)

Applicant: Alderman Pat Dowell

Change Request: C1-2 Neighborhood Commercial District and RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-7790 (3rd WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-703

Common Address: 4415 South Dr. Martin Luther King Jr Drive (4401-29 South Dr. Martin Luther King Jr Drive; 401-15 East 44th Street)
(Mollison Elementary School)

Applicant: Alderman Pat Dowell

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

NO. A-7791 (3rd WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-701

Common Address: 4414 South Evans Avenue (4400-58 South Evans Avenue; 600-714 East 45th Street; 4401-59 South Evans Avenue; 601-715 East 44th Street) (Woodson North and Woodson South Schools)

Applicant: Alderman Pat Dowell

Change Request: POS-1 Regional or Community Parks District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. TAD-484 (1st WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-660

Common Address: Chicago Avenue surrounded by The centerline of North Damen Avenue on the west and centerline of North Wood Street on the east

Applicant: Alderman Joe Moreno

Change Request: To classify as a Pedestrian Street

NO. A-7788 (1st WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-700

Common Address: 524 North Wolcott Avenue/ 1900-10 West Race Avenue

Applicant: Alderman Joe Moreno

Change Request: RM-5.5 Multi Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. 17418 (49th WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-602

Common Address: 1217-1239 West Albion

Applicant: Loyola University of Chicago

Owner: Loyola University of Chicago

Attorney: John Lawlor, SNR Denton US LLP

Change Request: C1-3 Neighborhood Commercial District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: A new surface parking lot providing approximately 56 parking spaces, 29 of which will be accessory to the new 29 unit residential development on contiguous property to the north and the balance to be non accessory parking pursuant to a separate special use application

NO. 17425 (47th WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-629

Common Address: 2419-2423 West Byron Street

Applicant: Timothy Roach

Owner: Timothy Roach

Attorney: Paul Kolpak

Change Request: RS-2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

Purpose: To divide the existing zoning lots with 1 being improved with an existing single family home and the other to allow for a single family residence in the rear setback

NO. 17422 (42nd WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-626

Common Address: 20, 22, 28 East Jackson and 228 S Wabash

Applicant: DJ Acquisitions LLC (John Mangel and Dan Coffey)

Owner: See Application for List of Owners

Attorney: Katriina McGuire of Schain, Burney, Banks & Kenny LTD

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

Purpose: No new buildings are being constructed. The 228 S Wabash building will remain an office building. 20, 22 and 28 E Jackson, will be used for 199 dwelling units for graduate housing within the existing structures, with minimal additions

NO. 17419 (42nd WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-603

Common Address: 320-42 East Upper North Water St; 435-63 North Park Dr; 432-462 North New Street

Applicant: New Water Park LLC (Donald Wilson Jr.)

Owner: New Water Park LLC (Donald Wilson Jr.)

Attorney: John George

Change Request: Residential Business Planned Development No 368 to Residential Business Planned Development No 368, as amended

Purpose: To adjust the bulk regulations of Sub Area B to allow the construction of a mixed use development at the subject property

NO. 17431 (41st WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-637

Common Address: 9650 West Foster Avenue

Applicant: The Village of Rosemont (Bradley Stephens, Village Mayor)

Owner: The Village of Rosemont (Bradley Stephens, Village Mayor)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The now vacant land will be improved with drive aisles and circulation lanes. The subject property will function as a loading/ receiving and driving circulation area for a proposed retail shopping mall located on the adjacent property which is within the boundary limits of the Village of Rosemont, IL

NO. 17428 (36th WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-633

Common Address: 7419 West Irving Park Road

Applicant: Caponies Inc Daniel Lambert and Anthony Di Balsamo

Owner: Sonia Ivanova

Attorney: Paul Kolpak

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

Purpose: The proposed use is a restaurant and carry out. There are no parking spaces on site. There will be no changes to the exterior of the building. There will be approximately 2506 sq.ft. of retail space

NO. 17434 (36th WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-661

Common Address: 6013 West Belmont Avenue

Applicant: Jacob Lake and Tatiana Lonovo

Owner: Jacob Lake and Tatiana Lonovo

Attorney: J David Ballinger

Change Request: M1-1 Limited Manufacturing/ Business Park District to B3-1 Community Shopping District

Purpose: this parcel of property is only parcel zoned manufacturing. The adjacent properties are zoned B3-1 Community Shopping District. Rezoning will conform the property

NO. 17421 (32nd WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-625

Common Address: 1512-46 West Montana Street

Applicant: 1512-46 Montana LLC (David Ruttenburg and Alan Lev)

Owner: Big Sky Development LLC

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: Type 1 application to build up to 14 new single family homes (either attached or detached); to be built with 2 car garages and within the maximum building height

NO. 17432 (32nd WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-638

Common Address: 1864-1870 North Damen Ave

Applicant: 1864-1870 North Damen Ave LLC (Bart Przyjemski)

Owner: 1864 N Damen LLC and 1870 N Damen LLC

Attorney: Law Offices of Samuel VP Banks

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

Purpose: the three existing buildings shall be razed. The property will be redeveloped with 3 new four story mixed use buildings. Each building will contain grade level retail/ commercial unit and 3 residential condominiums above. Three outdoor parking spaces will be provided at the rear of each lot

NO. 17429 (25th WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-634

Common Address: 251-269 West Cermak Road and 2207-09 South Princeton Ave

Applicant: William Barbaro

Owner: North Star Trust #LB 10-1897

Attorney: Rolando Acosta

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

Purpose: an approximately 35,000 sq.ft. building with approximately 9000 sq.ft. of retail on the first floor and approximately 26,000 sq.ft of office space or other uses in the commercial use group on the upper three floors, no on-site parking or loading

NO. 17426 (23rd WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-631

Common Address: 3800 West 55th Street

Applicant: Juana Guzman

Owner: Jimmy Orellana

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District

Purpose: The applicant would like to amend the zoning at the subject sight in order to locate and establish a tire sales and automobile repair shop

NO. 17424 (19th WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-628

Common Address: 3622 West 111th Street

Applicant: 3622 West 111th Street LLC (Elizabeth Lowery)

Owner: 3622 West 111th Street LLC (Elizabeth Lowery)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The now vacant property will be developed with a new speech and occupational therapy (medical services) facility. The new facility will be one story in height, and contain approx 4,100 sq.ft of total building area. There will be 4 to 6 on site parking spaces provided on the site

NO. 17420 (17th WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-604

Common Address: 7642-58 South Ashland Avenue

Applicant: Spruce Property Group (See application for list of LLC members)

Owner: Tommy and Kim Miller

Attorney: Graham Grady

Change Request: B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

Purpose: To establish an auto parts store and off street parking lot

NO. 17423 (15th WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-627

Common Address: 5700 South Damen

Applicant: Maher Hamad and Atallah Khader

Owner: Maher Hamad and Atallah Khader

Attorney: James O. Stola

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

Purpose: Applicant proposes to rehab an existing one story frame building 14 feet high for use as a grocery store. The dimensions will remain the same as they currently exist. There will be no dwelling units in the building.

NO. 17427 (15th WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-632

Common Address: 6621-6625 South Kedzie

Applicant: Byung Yoon and Sun Yoon

Owner: Byung Yoon and Sun Yoon

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The existing one story building and parking area shall remain. The only proposed construction involves the interior build out of the space to allow for the expansion of the coin operated laundromat facility

NO. 17430 (15th WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-635

Common Address: 3258 West 62nd Street; 6147-59 South Spaulding

Applicant: Rafael Garcia

Owner: Rafael Garcia

Attorney: NA

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District

Purpose: To convert 2 sections of the basement into 2 residential dwelling units and bring the entire property into zoning compliance as a 10 residential unit building

NO. 17417 (12th WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-601

Common Address: 2813 West Cermak

Applicant: Gustavo A Mara

Owner: Romualdo Camerena

Attorney: Lisa Duarte

Change Request: B3-2 Community Shopping District to C1-2 Neighborhood Commercial District

Purpose: To allow for ice cream manufacturing and wholesale ice cream sales. No change in the number of dwelling units, parking spaces, square footage, or building height

NO. 17433 (11th WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-639

Common Address: 2754-2860 South Eleanor Street

Applicant: Chicago Park District

Owner: City of Chicago

Attorney: Timothy King

Change Request: M2-3 Light Industry District and Planned Manufacturing District No 11 to a POS-1 Regional or Community Parks District and then a Waterway Planned Development

Purpose: Recreational with a boathouse, with 4 on site parking spaces, the square footage of the boathouse building will be 23,200 sq.ft. with a height of 27 feet for the main roof (40 feet for the top of the elevator shaft)

NO. 17415 (2nd WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-599

Common Address: 641-661 West Washington Blvd; 2-40 N Des Plaines St; 640-662 West Madison Street; 541-663 West Madison Street; 2-40 South Clinton St; 540-718 West Monroe St; 1-39 S Jefferson St; 2-40 S Jefferson; 1-39 S Des Plaines; 2-40 S Des Plaines

Applicant: Madison-Des Plaines Development LLC (See application for list of LLC members)

Owner: Madison-Des Plaines Development LLC (See application for list of LLC members)

Attorney: John George

Change Request: Residential Business Planned Development 233 to Residential Business Planned Development 233, as amended

Purpose: A technical amendment adding residential dwelling units as a permitted use

NO. 17416 (2nd WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-600

Common Address: 800-888 South Clark Street

Applicant: 800-888 South Clark Associates LLC (See application for list of LLC members)

Owner: Avalon Clark and Polk LLC

Attorney: John George

Change Request: Planned Development No 1022 to DX-7 Downtown Mixed Use District

Purpose: A northern lot would have a residential building with first floor retail and 199 dwelling units, and a 140 space parking garage. A southern lot would have a residential building with 199 dwelling units and a 140 parking space parking garage