

Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
September 27, 2012
To be reported out
October 3, 2012

2012 SEP 28 PM 3:44
CITY CLERK
KJA

MA-149 (MAYORAL APPLICATION) ORDINANCE REFERRED (9-12-12)

To appoint Thomas J Kotel as a member of the Public Building Commission for a term effective immediately and expiring September 30, 2017 to succeed Gerald M Sullivan, whose term has expired

MA-150 (MAYORAL APPLICATION) ORDINANCE REFERRED (9-12-12)

To reappoint Samuel Wm. Sax as a member of the Public Building Commission for a term effective immediately and expiring September 30, 2016

NO. TAD-493 (11th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4997

To amend Title 17 Section 17-3-0207 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to recycling facilities within Commercial Zoning Districts

NO. A-7838 (45th WARD) ORDINANCE REFERRED (6/27/12)
DOCUMENT # O2012-4518

PASS AS AMENDED

Common Address: 4415-4423 North Milwaukee Avenue
Applicant: Alderman John Arena
Change Request: B1-1 Neighborhood Shopping District to B3-1 Community Shopping District

NO. A-7846 (44th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-5097

Common Address: 1543 W School Street
Applicant: Alderman Thomas Tunney
Change Request: RM4.5 Residential Multi-Unit District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

NO. A-7830 (32nd WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3781

PASS AS AMENDED AND REVISED

Common Address: 2710-2760 N Lakewood Avenue (west side only) 1301-1311 W Diversey Parkway (south side only)

Applicant: Alderman Scott Waguespack

Change Request: Planned Development No 1068 to RM4.5 Residential Multi-Unit District

NO. A-7808 (27th WARD) ORDINANCE REFERRED (4-24-12)
DOCUMENT # O2012-2492

Common Address: 413-415 North Kedzie Avenue

Applicant: Alderman Walter Burnett

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

NO. A-7809 (27th WARD) ORDINANCE REFERRED (4-24-12)
DOCUMENT # O2012-2484

Common Address: 419 North Kedzie Avenue

Applicant: Alderman Walter Burnett

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

NO. A-7843 (21st WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-5105

Common Address: West 87th Street; South State Street; East 88th Street; or the line thereof if extended where no street exists and South Lafayette Avenue

Applicant: Alderman Howard Brookins

Change Request: Planned Development No. 117 to a T Transportation District

NO. A-7841 (16th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-5066

WITHDRAWN

Common Address: 6000-6026 South Green Street, 6001-6025 South Green Street

Applicant: Alderman JoAnne Thompson

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

NO. A-7842 (16th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-5068

PASS AS AMENDED

Common Address: 5904 S Emerald; 739-743 W 59th Street; 5901-5965 S Halsted; 734-740 W 60th Street; 6009-6137 S Halsted; 5904-6142 S Halsted

Applicant: Alderman JoAnne Thompson

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

NO. A-7813 (9th WARD) ORDINANCE REFERRED (4-24-12)
DOCUMENT # O2012-3037

PASS AS AMENDED

Common Address: 11152-60 South Michigan Avenue

Applicant: Alderman Anthony Beale

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

NO. A-7840 (8th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-5145

Common Address: 9101 S Stoney Island

Applicant: Alderman Michelle Harris

Change Request: B3-2 Community Shopping District to B1-2 Neighborhood Shopping District

NO. 17538 (45th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4975

Common Address: 5201-5207 North Milwaukee

Applicant: Surface Solutions Group LLC

Owner: Milwaukee Avenue Partners Ltd.

Attorney: Bernard Cintron/ Jessica Schramm of Thompson Coburn

Change Request: B3-1 Community Shopping District to C1-1 Neighborhood Commercial District

Purpose: The Applicant seeks to use the ground floor of the existing one and two story building consisting of approximately 6,500 square feet for a light manufacturing use that involves coating of Teflon and similar products on medical supplies. The Applicant is proposing no change to the existing building. At present, the building does not have accessory parking-Based upon an Advisory Opinion, dated June 1,

2012, the building has a credit for an existing deficiency and no additional parking is required.

NO. 17531 (44th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4968

Common Address: 3303-05 North Sheffield Avenue (944-948 West School Street)

Applicant: Michael Breheny

Owner: Anderson Bros. Storage and Moving Co.

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: New Mixed Use Building with commercial (retail/office) space on the ground floor, approx. 1200 sq.ft.; 9 dwelling units above; required parking; height 63'

NO. 17541 (43rd WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4978

PASS AS AMENDED

Common Address: 1816-1820 North Wells

Applicant: A New Leaf Inc (Marion Perry)

Owner: Marion Perry

Attorney: Lee Robertson/ Schain, Burney, Banks & Kenny LTD

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

Purpose: To allow for the applicant to use the property for a banquet facility in addition to private event and photography studio uses.— the purpose for rezoning the properties at 1816-1818 N. Wells is to allow the applicant to use the rear patio as additional space for the banquet facility at 1820 N. Wells in addition to existing retail flower sales. The applicant owns a garage for 20 cars at 1810 N Wells and will seek an admin. Adjustment to use it for off site parking

NO. 17536 (40th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4973

Common Address: 5822-5826 North Western Avenue

Applicant: Steve and Carol Napleton
Owner: Steve and Carol Napleton
Attorney: John George
Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District
Purpose: to Convert an existing 4 story building into 16 residential units with 16 parking spaces
NO. 17534 (35th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4971

Common Address: 2901-17 West Shakespeare
Applicant: Chicago Title Land Trust # 11539001 (Michael Meglei)
Owner: Chicago Title Land Trust # 11539001 (Michael Meglei)
Attorney: Law Offices of Mark J Kupiec & Assoc
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District
Purpose: 62 dwelling unit residential building; 4 proposed parking spaces; no commercial space; existing height
NO. 17532 (32nd WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4969

Common Address: 1930 North Winchester Ave
Applicant: Charles Costa
Owner: Charles Costa
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: Two Dwelling Unit residential building; existing height; existing parking

NO. 17545 (32nd WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4957

Common Address: 2207 W Belmont Avenue
Applicant: Dolyva Development LLC (Kris Doliwa)

Owner: Architrend Development LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

Purpose: The existing two and one-half story mixed-use building will be razed. The property will be redeveloped with a new three (3) story, three (3) unit residential building. The proposed building will be of masonry construction. Three (3) garage parking spaces will be located at the rear of the subject lot.

NO. 17243 (27th WARD) ORDINANCE REFERRED (4-13-11)
DOCUMENT # O2011-2296

PASS AS AMENDED AND REVISED

Common Address: 723-741 West Madison; 1-41 South Halsted; 760-778 West Monroe

Applicant: Mid City Plaza LLC (See application for full list of LLC partners or owners)

Owner: Mid City Plaza LLC (See application for full list of LLC partners or owners)

Attorney: Jessica Marie Schramm

Change Request: DX-7 Downtown Mixed-Use District to DX-10 Downtown Mixed-Use District and then to a Residential- Business Planned Development

Purpose: The applicant proposes to construct an addition to the existing hotel. The addition shall consist of a 9 story commercial building providing retail space on the ground floor, banquet, and conference facilities, and a multi-level parking structure at the corner of South Halsted and West Madison; and a 48 story residential building providing 514 units at the intersection of West Madison and the Kennedy Expressway

NO. 17445 (27th WARD) ORDINANCE REFERRED (3-14-12)
DOCUMENT # O2012-1320

Common Address: 216 North May Street

Applicant: May Street LLC (See application for list of LLC members)

Owner: May Street LLC (See application for list of LLC members)

Attorney: Graham Grady

Change Request: C1-1 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

Purpose: The proposed use of the property is a 4 story building, approximately 53 feet in height, containing 16 dwelling units with an off street parking lot for approximately 19 automobiles

NO. 17529 (26th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4966

Common Address: 3449 West North Avenue

Applicant: 3449-55 W North Avenue LLC (John and Lia Codreanu)

Owner: 3449-55 W North Avenue LLC (John and Lia Codreanu)

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: Two dwelling unit residential building (residential below the second floor); required parking; existing height

NO. 17526 (25th WARD) ORDINANCE REFERRED (6/27/12)
DOCUMENT # O2012-4417

PASS AS AMENDED

Common Address: 1600 S Jefferson

Applicant: Base Sixteen, LLC (Dimitrios and Epaminodas Kourkouvis)

Owner: Base Sixteen, LLC (Dimitrios and Epaminodas Kourkouvis)

Attorney: Endy Zemenides

Change Request: M2-3 Light Industry District to B2-5 Neighborhood Mixed Use District

Purpose: Applicant proposes to redevelop an existing 5 story building into a 25 unit, 42,200 square foot, 70' in height building with 25 parking spaces, retail and uses accessory to the residential units on the first floor, and a sixth floor addition to portions of the building.

NO. 17554 (25th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4979

Common Address: 1701 West 21st Street

Applicant: Michael Kelley

Owner: Michael Kelley

Attorney: NA

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: Property will contain 4 dwelling units that can be used as live/work spaces, and two off street parking spaces. There will be no commercial space. The building will remain its current height, and stands 2 stories high (approx 40 ft) in the front, and 3 stories high in the back (approx 50')

NO. 17542 (23rd WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4953

Common Address: 5540-58 S Narragansett

Applicant: A & SL Construction Inc (Andrew Slodyczka)

Owner: Heritage Benevolent and Pleasure Club

Attorney: Christopher Koczvara

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

Purpose: Seven divided parcels measuring 32.12 frontage by 125.5 feet deep with a family residence with two parking spaces on each of the seven lots

NO. 17444 (17th WARD) ORDINANCE REFERRED (3-14-12)
DOCUMENT # O2012-1313

PASS AS REVISED

Common Address: 7501-7559 South Ashland Avenue; 1500-1534 West 76th Street; 7500-7558 South Lafflin St.

Applicant: Gendell Partners 75th /Ashland LLC (Scott Gendell)

Owner: Gendell Partners 75th /Ashland LLC (Scott Gendell)

Attorney: Carol Stubblefield

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-1 Community Shopping District and then to a Business Planned Development

Purpose: To construct one approximately 42,141 SF commercial retail building with approximately 175 parking spaces and create two outlot/ pads for commercial retail use. The site area of each outlot/ pad will be approximately 29,000 SF

NO. 17530 (14th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4967

Common Address: 4815-19 South Archer Avenue

Applicant: 4815 Archer LLC (Bahador Sedghi and Keneth Johnson)

Owner: 4815 Archer LLC (Bahador Sedghi and Keneth Johnson)

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: C1-1 Neighborhood Commercial District and C2-1 Motor Vehicle Related Commercial District to C2-1 Motor Vehicle Related Commercial District

Purpose: To establish outdoor car sales; existing car wash and oil change to remain; required parking; approximately 5700 square feet of commercial space; existing height (one story)

NO. 17544 (11th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4956

Common Address: 2749-51 S Hillock Avenue

Applicant: Kasper Development Ltd (Joe Skiba)

Owner: Kasper Development Ltd (Joe Skiba)

Attorney: Paul Kolpak

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

Purpose: The proposed use at 2751 S. Hillock Ave is a single family two-story residential building with a 2-car detached garage. The building will be approximately 1000 sq. ft. and the building height is approximately 24 feet. The 3 story frame single family residence at 2749 will remain as is

NO. 17549 (11th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4961

Common Address: 2841 South Archer Avenue

Applicant: Henry Tam

Owner: Henry Tam

Attorney: Gordon & Pikarski

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

Purpose: the existing day care facility at 2839 S Archer will be expanded into the existing building at 2841 S Archer. There will be no residential component. The building is one story and approximately 3120 sq.ft. in size

NO. 17546 (10th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4958

Common Address: 9052-56 S Brandon Ave and 3124-34 E 91st Street

Applicant: Claretins Inc.

Owner: Claretins Inc.

Attorney: Rolando Acosta

Change Request: RS-2 Residential Single-Unit (Detached House) to B1-1 Neighborhood Shopping District

Purpose: the existing structure will be demolished and the property will be improved with a surface parking containing 21 spaces all to serve Our Lady of Guadalupe as a non-required accessory parking

NO. 17551 (9th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4963

Common Address: 519-25 East 103rd Street

Applicant: 103rd Street Building LLC (Hekmat Abushamat and Mayrvat Dheiliyeh)

Owner: 103rd Street Building LLC (Hekmat Abushamat and Mayrvat Dheiliyeh)

Attorney: Thomas Murphy

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

Purpose: 1 commercial retail computer sales (with incidental repair) space in an existing building of 4180 square feet in a 1-story building ~Asphalt lot 5345 square feet: 9 parking spaces and 1 handicapped

NO. 17547 (1st WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4959

Common Address: 2400-16 West Cortland Street and 1900-1910 North Western Ave

Applicant: Cortland & Western LLC (Bart Przyjemski)

Owner: Cortland & Western LLC (Bart Przyjemski)

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-2 Neighborhood Mixed Use District

Purpose: The Eastern most portion of the property would be developed with a new three-story mixed-use building containing two (2) commercial units at grade level and three (3) rental dwelling units above with on-site parking for four (4) cars at the rear of the building. The remainder of the property would be developed with two (2) new three-story residential buildings, each containing a total of six (6) rental dwelling units, including two (2) dwelling units at grade level, with on-site parking for six (6) cars at the rear of each building. Each of the three buildings would have a height of 37' (approx.).

NO. 17553 (1st WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4965

Common Address: 2919 North Elston Avenue

Applicant: Mike Yun

Owner: Mike Yun

Attorney: Gordon & Pikarski

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

Purpose: the subject site will be improved with a masonry building consisting of two residential units. The building use will be exclusively residential. The building will provide two parking spaces and reach a height of 38 feet

HISTORICAL LANDMARK FEE WAIVERS

DOC# Or2012-493 (47th WARD) ORDER REFERRED (9-12-12)

Waiver of Building Permit Fees for the property located at 4616 N Dover St

DOC# Or2012-490 (9th WARD) ORDER REFERRED (9-12-12)

Waiver of Building Permit Fees for the property located at 10756 S Champlain Ave

DOC# Or2012-491 (1st WARD) ORDER REFERRED (9-12-12)

Waiver of Building Permit Fees for the property located at 1133 N Damen Ave

LARGE SIGNS OVER 100 SQ.FT. IN DIAMETER, 24 FT ABOVE GRADE

Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
Or2012-496	50	6103 N Lincoln Ave	Modern Signs Inc.
Or2012-495	47	4757 N Talman Ave	Chesterfield Awning

Or2012-484	45	5596 N Northwest Hwy	Landmark Sign Group
Or2012-511	45	5596 N Northwest Hwy	Landmark Sign Group
Or2012-513	44	1002 W Diversey Pkwy	Parvin Clauss Sign Co.
Or2012-514	44	850 W Belmont Ave	Lincoln Services, Inc.
Or2012-520	42	150 N Dearborn St	Kieffer Sign
Or2012-519	42	150 N Dearborn St	Kieffer Sign
Or2012-518	42	150 N Dearborn St	Kieffer Sign
Or2012-487	42	150 N Dearborn St	Kieffer Sign
Or2012-488	42	150 N Dearborn St	Kieffer Sign
Or2012-481	41	5435 N Harlem Ave	Neon Prism Electric Sign Co.
Or2012-523	41	10000 W O'Hare	South Water Signs LLC
Or2012-524	41	11555 W Touhy Ave	South Water Signs LLC
Or2012-521	41	Chicago O'Hare International Airport	South Water Signs
Or2012-522	41	Chicago O'Hare International Airport	South Water Signs
Or2012-483	38	3931 N Harlem Ave	Olympic Signs
Or2012-479	33	3400 W Montrose Ave	American Public Art
Or2012-477	32	2100 W Fullerton Ave	Ozko Sign & Lighting Co.
Or2012-478	32	2100 W Fullerton Ave	Ozko Sign & Lighting Co.
Or2012-480	28	2551 W Cermak Road	South Water Signs
Or2012-512	21	8109 S Ashland Ave	Liberty Flags
Or2012-515	18	8145 S Pulaski Rd	Olympic Signs
Or2012-516	18	8145 S Pulaski Rd	Olympic Signs
Or2012-517	18	8145 S Pulaski Rd	Olympic Signs
Or2012-572	12	2637 S Kedzie Ave	All American Sign Company
Or2012-475	11	1110 W 35 th Street	South Water Signs
Or2012-485	3	1420 W 47 th Street	South Water Street
Or2012-486	3	5401 S Wentworth Ave	Neon Prism Electric Sign Co.
Or2012-497	2	1101 S Canal St	All American Sign Co.
Or2012-498	2	1101 S Canal St	All American Sign Co.

SUBSTITUTED Business ID Signs

PASS AS AMENDED

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
Or2012-5677	2	2550 W Madison St	NSI Signs Inc.

Off Premise Advertising Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
Or2012-570	25	2131 S Archer Ave	Lincoln Services