

Meeting Of The Committee on Zoning Landmark & Building Standards

TUESDAY JUNE 25, 2013 AT 11:00 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 Numerical Order
According to Ward

2013 JUN 21 AM 10: 04
CITY CLERK
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NO. A-7814 (26TH WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-3443

Common Address: 7520-7530 South Greenwood Ave, 1044-1058 East 75th Place,
7511-7565 South Greenwood Ave, 1120-1148 East 76th St,
1121-1147 East 76th St, 1035-1077 East 76th St, 7556-7564
South Greenwood Ave, 7600-7606 South Greenwood Ave,
7601-7627 South Greenwood Ave, 1101-1127 East 76th Pl,
1100-1128 East 76th Pl, 7637-7661 South Greenwood Ave,
1100-1110 East 77th St, 1101-1111 East 77th St and 7701-7741
South Greenwood Ave

Applicant: Alderman Michelle Harris

Change Request: M1-2 Limited Manufacturing/ Business Park District to RS3
Residential Single-Unit (Detached House) District and then to
an Institutional Planned Development

NO. TAD-501 (25TH WARD) ORDINANCE REFERRED (4-10-13)
DOCUMENT # O2013-2526

Amendment of Section 13-96-085 of the Municipal Code by repealing in its entirety
and Section 17-15-0503 of the Municipal Code *concerning continuation of
nonconforming signs*

DEFERRED AGENDA

NO. A-7897 (41ST WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2741

Common Address: 6756 North Harlem Avenue

Applicant: Alderman Mary O'Connor

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

NO. 17741 (1st WARD) ORDINANCE REFERRED (5/8/13)
DOCUMENT # O2013-3342

Common Address: 2527 West Fullerton Ave

Applicant: EZMB LLC (Zdzislaw Banys)

Owner: EZMB LLC (Zdzislaw Banys)

Attorney: Dan Lauer

Change Request: B3-1 Community Shopping District to RM-5 Multi Unit District

Purpose: Construction of a three story building with roof access, consisting of three (3) residential dwelling units with a total of three (3) car garage. The footprint of the building shall be approximately 19.5 feet by 61.5 feet in size and the building shall be 45 feet high, as defined by City Zoning Code,

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. 17308 (25th WARD) ORDINANCE REFERRED (7-28-11)
DOCUMENT # O2011-6329

Common Address: 324-514 W Harrison St; 522-530 W Harrison Street; 511-537 South Clinton Street; 401-439 West Van Buren Street; 508-534 South Canal St; 401-535 South Canal Street; 700-750 South Wells Street

Applicant: International Property Developers North America Inc. (William Charles Davies)

Owner: United States Postal Service

Attorney: John George

Change Request: Waterway Business Residential Planned Development No. 1065, Residential Planned Development 1163, DX-12 Downtown Mixed Use District, and DX-7 Downtown Mixed Use District to DX-16 Downtown Mixed-Use District and DX-16 Downtown Mixed Use District to a Waterway Business Residential Planned Development No. 1065, as amended

Purpose: New Proposed development-multi-building, mixed use development . Please see application for specifics

NO. 17727 (25th WARD) ORDINANCE REFERRED (5/8/13)
DOCUMENT # O2013-3326

Common Address: 1011 West 19th Street

Applicant: Pilsen Venture Associates LLC (Jeffrey Cagan, Michael Daniel, and Joseph Gottesman)

Owner: Pilsen Venture Associates LLC (Jeffrey Cagan, Michael Daniel, and Joseph Gottesman)

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: 5 dwelling units; no commercial; 2 existing parking spaces; existing height (4 story)

NO. 17736 (25th WARD) ORDINANCE REFERRED (5/8/13)
DOCUMENT # O2013-3333

Common Address: 1007 West 19th Street

Applicant: Pilsen Venture Associates LLC (Jeffrey Cagan, Michael Daniel, and Joseph Gottesman)

Owner: Pilsen Venture Associates LLC (Jeffrey Cagan, Michael Daniel, and Joseph Gottesman)

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: 5 dwelling units; no commercial; 2 existing parking spaces; existing height (4 story).

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. 17673 (37th WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-791

Common Address: 4821 West North Avenue

Applicant: Ralphps Grocery Company (See application for list of LLC members)

Owner: North and Cicero Development LLC

Attorney: Bridget O' Keefe

Change Request: Business Planned Development No. 699 to Business Planned Development No. 699, as amended

Purpose: The Property will continue to be occupied by a shopping center which is anchored by a Food 4 Less grocery store. All existing buildings and uses will be unaffected by the amended planned development ordinance. The amendment to the planned development is required to allow the location of a fuel center on the Property and to reduce the amount of parking required on site. The provisions of the Planned Development, as amended, shall continue to authorize a maximum FAR of .30; the proposed FAR shall be .278. The minimum number of parking spaces required shall be lowered to 785 spaces. The fuel center shall be fully landscaped to enhance the aesthetics of the existing parking lot.

NO. 17729 (46th WARD) ORDINANCE REFERRED (5/8/13)
DOCUMENT # O2013-3328

Common Address: 4520 N Beacon Street

Applicant: 4520 N Beacon Inc (Dave Gassman)

Owner: 4520 N Beacon Inc (Dave Gassman)

Attorney: Thomas Moore

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

Purpose: To convert a 2 story brick building into a 24 residential dwelling unit, with 24 parking spaces, and no commercial space. Total height of the building is 38 feet.

NO. 17701 (49th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2472

Common Address: 7255 North Bell Avenue

Applicant: MRR (III) 7255. N Bell LLC (See application for list of LLC members)

Owner: MRR (III) 7255. N Bell LLC (See application for list of LLC members)

Attorney: Thomas Moore

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

Purpose: Renovate an existing 8,460 sq. ft. masonry 3 story 6 residential dwelling unit building with basement, 2 units on the 1st 2 units on the 2nd floor and two units on 3rd floor and 2 units to the basement/garden level to create a 8 residential dwelling unit building with 6 existing parking spaces with no additional spaces, and no commercial space