

**Summary of a Meeting**  
**Committee on Zoning,**  
**Landmarks & Building Standards**  
**October 18, 2011**

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**MA-131 (MAYORAL APPLICATION) ORDINANCE REFERRED (10-5-11)**  
**DOCUMENT # A2011-137**

To appoint John R Bryant as a member of the Chicago Plan Commission for a term effective immediately and expiring January 25, 2013

**LANDMARK ITEMS**

**DOC# O2011-8757 (4<sup>TH</sup> WARD) ORDINANCE REFERRED (10-5-2011)**  
 Correction to the Chicago Landmark Designation of North Kenwood Multiple Resource District

**DOC# Or2011-993 (9<sup>th</sup> WARD) ORDER REFERRED (10-5-11)**  
 Waiver of Building Permit Fees for the property located at 11415 South Forestville Avenue

**DOC# Or2011-992 (44<sup>th</sup> WARD) ORDER REFERRED (10-5-11)**  
 Waiver of Building Permit Fees for the property located at 550 and 559 West Surf Street

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

**Business ID Signs**

<b><u>Doc#</u></b>	<b><u>Ward</u></b>	<b><u>Location</u></b>	<b><u>Sign Company</u></b>
O2011-8515	2	222 S Riverside Plaza	Kieffer & Co. Inc.
O2011-8403	4	4425 S Cottage Grove	Chi Town Signs
Or2011-948	13	7455 S Cicero Ave	Van Bruggen Signs Inc.
Or2011-949	13	7455 S Cicero Ave	Van Bruggen Signs Inc.
O2011-8733	14	4928 S Kedzie Ave	Integrity Sign Co.
Or2011-943	30	3941 W Diversey Ave	KGD Enterprises
Or2011-956	36	2625 N Harlem Ave	Grate Sign Co.
Or2011-955	36	6560 W Fullerton Ave	Sure Light Sign Co.
Or2011-959	47	1650 W Irving Park Rd	White Way Sign
Or2011-958	49	1448 W Morse Ave	Robert Brian Awning Co.

**Advertising Signs**

<b><u>Doc#</u></b>	<b><u>Ward</u></b>	<b><u>Location</u></b>	<b><u>Sign Company</u></b>
O2011-7138	24	3218 W Cermak Rd	Lincoln Services
O2011-8730	25	1830 S Canal Street	Lincoln Services
O2011-8731	25	1838 S Canal Street	Lincoln Services

**NO. TAD-470 (38<sup>th</sup> WARD) ORDINANCE REFERRED (9-8-11)**  
**DOCUMENT # O2011-7112**

**WITHDRAWN**

To amend Title 17 Section 17-9-0118-C of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *modifying requirements for equipment and attachments to existing structure for wireless communication facilities within various zoning districts*

**NO. TAD-472 (42<sup>nd</sup> and 44<sup>th</sup> WARDS) ORDINANCE REFERRED (9-8-11)**  
**DOCUMENT # O2011-7213**

To amend Title 17 Section 17-9-0118-C of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *further restrict wireless communications facilities, antennae and associated equipment attached to structures*

NO. TAD-467 (44<sup>th</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7062

To amend Title 17 Section 17-17-0311-B of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to modifying regulations on elevator penthouses in residential districts

NO. A-7743 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7740

Common Address: 2417, 2419 and 2413 West Cortland  
Applicant: Alderman Proco Joe Moreno  
Change Request: RM-5 Multi Unit District to RS3 Residential Single-Unit (Detached House) District

NO. A-7744 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7737

Common Address: 2414, 2416, and 2418 West Cortland  
Applicant: Alderman Proco Joe Moreno  
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RS3 Residential Single-Unit (Detached House) District

NO. A-7745 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7732

Common Address: 2432 West Cortland  
Applicant: Alderman Proco Joe Moreno  
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RS3 Residential Single-Unit (Detached House) District

NO. A-7746 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7718

Common Address: 2444 West Cortland  
Applicant: Alderman Proco Joe Moreno  
Change Request: RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RS3 Residential Single-Unit (Detached House) District

NO. A-7747 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7728

Common Address: 2451 West Cortland  
Applicant: Alderman Proco Joe Moreno  
Change Request: RM-5 Multi Unit District to RS3 Residential Single-Unit (Detached House) District

NO. A-7748 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7762

**Common Address:** 1400 West 46<sup>th</sup> Street  
**Applicant:** Alderman Pat Dowell  
**Change Request:** M1-2 Limited Manufacturing/ Business Park District to M3-2 Heavy Industry District

NO. A-7749 (31<sup>st</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7746

**Common Address:** 4120 West Belmont Avenue  
**Applicant:** Alderman Ray Suarez  
**Change Request:** B1-1 Neighborhood Shopping District to M1-1 Limited Manufacturing/ Business Park District

NO. A-7750 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7776

(Type 1 Application)

**Common Address:** 2339-59 North Seeley Avenue  
**Applicant:** Alderman Scott Waguespack  
**Change Request:** B2-5 Neighborhood Mixed Use District to M3-3 Heavy Industry District

NO. A-7751 (34<sup>th</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7714

**Common Address:** 1601 South Pryor Avenue  
**Applicant:** Alderman Carrie Austin  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District

NO. A-7752 (40<sup>th</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7753

**Common Address:** 5401 North Western Avenue  
**Applicant:** Alderman Patrick O'Connor  
**Change Request:** RS-1 Residential Single-Unit (Detached House), RS3 Residential Single-Unit (Detached House) District and C2-2 Motor Vehicle Related Commercial District to RM-5 Multi Unit District

NO. A-7753 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7773

WITHDRAWN

**Common Address:** 65 East Huron  
**Applicant:** Alderman Brendan Reilly  
**Change Request:** Residential Business Institutional Planned Development No 889 to DX-12 Downtown Mixed-Use District

NO. A-7754 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7766

**Common Address:** 533 North St. Clair Street  
**Applicant:** Alderman Brendan Reilly  
**Change Request:** Residential Business Planned Development No. 998 to DX-12 Downtown Mixed-Use District

NO. 16821 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-18-09)

DOCUMENT # PO2009-1039

PASS AS AMENDED AND REVISED

**Common Address:** 2634-2658 West North Avenue

**Applicant:** Hispanic Housing Development Corp. (See application for list of LLC members)

**Owner:** City of Chicago

**Attorney:** Chico & Nunes

**Change Request:** B1-1 Neighborhood Shopping District, Residential Planned Development 1001, and RS3 Residential Single-Unit (Detached House) District to Residential Planned Development No. 1001, as amended

**Purpose:** To amend the Planned Development in order to construct 27 residential units, and maintain uses in accordance with the Plan of Development Statements

NO. 17336 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-8-11)

DOCUMENT # O2011-7035

**Common Address:** 1227 North Milwaukee Avenue

**Applicant:** Scott Cohen

**Owner:** Rita Waxman Trust

**Attorney:** Thomas Moore

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

**Purpose:** A two story commercial brick building with a valuable objects and pawn shop on the ground floor and one residential unit above. No Parking

NO. 17342 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-8-11)

DOCUMENT # O2011-7041

**Common Address:** 1727 W Ellen Street

**Applicant:** BBG Residential Vacant LLC (See application for list of LLC members)

**Owner:** BBG Residential Vacant LLC (See application for list of LLC members)

**Attorney:** David E Zajicek, Hinshaw & Culbertson LLP

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

**Purpose:** One Single Family Residential Unit; 30' maximum height; 2 parking spaces with access off abutting alley

NO. 17295 (11<sup>th</sup> WARD) ORDINANCE REFERRED (7-6-11)

DOCUMENT # O2011-5458

TYPE 1 APPLICATION

PASS AS AMENDED

**Common Address:** 945 -961 West 36<sup>th</sup> Street; 3600-3622 South Sangamon

**Applicant:** T& B Limited (Michael A Tadin, Michael A Tadin Jr, and Christina Tadin)

**Owner:** T& B Limited (Michael A Tadin, Michael A Tadin Jr, and Christina Tadin)

**Attorney:** Bernard Citron/ Jessica Schramm of Thomas Coburn LLP

**Change Request:** (Type 1 Application) RM4.5 Residential Multi-Unit District to RM4.5 Residential Multi-Unit District as amended

**Purpose:** The applicant proposes to construct 24 Townhomes and 48 parking spaces

NO. 17330 (13<sup>th</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7030

**Common Address:** 4115-25 West 63<sup>rd</sup> Street

**Applicant:** New Spark Auto Repair Tire, Mufflers, Brake and Carwash Inc.

**Owner:** Louis A Cano Trust

**Attorney:** Law Offices of Mark J Kupiec & Assoc

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

**Purpose:** To add a car wash and a tire shop to the existing motor vehicle repair shop (approximately 2400 sq ft of commercial space, required parking)

NO. 17331 (15<sup>th</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7031

**Common Address:** 6107-11 South Kedzie Avenue

**Applicant:** Juan Rangel

**Owner:** Louis A Cano Trust

**Attorney:** Law Offices of Mark J Kupiec & Assoc

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

**Purpose:** To re establish a motor vehicle repair shop whose license expired 18 months ago. Approximately 1640 sq ft of commercial space; required parking

NO. 17328 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7028

**Common Address:** 2344-60 South Pulaski Road

**Applicant:** Blue Kangaroo LLC (Gordan Hughes)

**Owner:** Blue Kangaroo LLC (Gordan Hughes)

**Attorney:** Law Offices of Mark J Kupiec & Assoc

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

**Purpose:** To build a one story commercial building for a coin operated laundry; to be built with in the max allowable height, 29 parking spaces; approximately 6,239 square feet of commercial space

NO. 17345 (24<sup>th</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7044

**Common Address:** 4949 W Van Buren

**Applicant:** Mohammad Yasin

**Owner:** Mohammad & Sameera Yasin

**Attorney:** Paul A. Kolpak

**Change Request:** RS3 Residential Single-Unit (Detached House) District to B2-2 Neighborhood Mixed-Use District

**Purpose:** The property is currently a legal non-conforming use consisting of a retail store with one dwelling unit on the main level with no parking on site, the building height it approximately 12 ft

NO. 17340 (25<sup>th</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7039

**Common Address:** 1656-58 West 18<sup>th</sup> Place  
**Applicant:** The Resurrection Project  
**Owner:** The Resurrection Project  
**Attorney:** Rolando Acosta  
**Change Request:** B3-3 Community Shopping District to B3-2 Community Shopping District  
**Purpose:** 20 ft tall 5000 sq.ft. building used for offices and other uses permitted in the B3-2 Community Shopping District, no onsite parking or loading

NO. 17334 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7033

**Common Address:** 1324 West Ohio Street  
**Applicant:** Andrew M Cichy  
**Owner:** Andrew M Cichy  
**Attorney:** Law Offices of Samuel VP Banks  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District  
**Purpose:** The existing 2 story building shall be razed. The subject property will be redeveloped with a new three story building containing 3 dwelling units, and onsite parking for 3 cars. The proposed height of the building is 37.1'

NO. 17343 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7042

**Common Address:** 519 North May Street  
**Applicant:** 519 May LLC (See application for list of LLC members)  
**Owner:** 519 May LLC (See application for list of LLC members)  
**Attorney:** Barry Ash; Ash, Anos, Freedman & Logan LLC  
**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B2-2  
**Purpose:** Four Dwelling Units contained in a 3 story brick building, two parking spaces. There is no commercial spaces contained in the improvement. Height of the building is 31'4" from the bottom of the joist

NO. 17339 (31<sup>st</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7038

**Common Address:** 4949 West Diversey Ave  
**Applicant:** 4949 West Diversey LLC Wojciech Grot  
**Owner:** 4949 West Diversey LLC Wojciech Grot  
**Attorney:** William J.P. Banks of Schain, Burney, Banks & Kenny LTD  
**Change Request:** B1-1 Neighborhood Shopping District to C3-1 Commercial, Manufacturing and Employment District  
**Purpose:** The existing building will be used and converted into storage and office space to serve the existing meat processing business located at 4951-53 W Diversey. The existing business will be connected to the existing structure through a pass through. The parking will not change

NO. 17329 (35<sup>th</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7029

**Common Address:** 2863 West Belden Avenue  
**Applicant:** Ivelina Ivanova and Mile Terzic  
**Owner:** Ivelina Ivanova and Mile Terzic  
**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:** Two-Flat Residential Building, 34'6 feet in height; existing parking (2 Spaces)

NO. 17335 (35<sup>th</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7034

**Common Address:** 3046 North Drake  
**Applicant:** Darren Huang  
**Owner:** Darren Huang  
**Attorney:** Law Offices of Samuel VP Banks  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District  
**Purpose:** the existing 3 story 3 unit residential building shall remain. The reason for the rezoning is to rehab the existing three unit residential building by expanding the third floor dwelling unit into the existing buildings dormer. After expansion, the FAR of the building will be 4157 sq.ft. which is allowed under the RM4.5 Residential Multi-Unit District, and will legalize the 3 unit residential building in terms of density. The height shall remain at 40.4'

NO. 17348 (35<sup>th</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7047

**Common Address:** 2518-2524 North Willits Court

**Applicant:** 2518-20 North Willits Condo Association & 2522-24 North Willits Condo Association (See application for list of LLC members)

**Owner:** 2518-20 North Willits Condo Association & 2522-24 North Willits Condo Association (See application for list of LLC members)

**Attorney:** Gary Wigoda

**Change Request:** C2-2 Motor Vehicle Related Commercial District to B2-3 Neighborhood Mixed-Use District

**Purpose:** No change in use. The property is improved with two eight dwelling unit residential buildings with 9 parking spaces. This is to legalize existing number of dwelling units

NO. 17333 (36<sup>th</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7032

PASS AS AMENDED

**Common Address:** 2333 North Harlem Avenue

**Applicant:** Al Bruno

**Owner:** Al Bruno

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** M1-1 Limited Manufacturing/ Business Park District and RS-2 Residential Single-Unit (Detached House) to C2-2 Motor Vehicle Related Commercial District

**Purpose:** The existing one story medical service center and office building will remain. The forty on site parking spaces that serve the medical service center and offices shall also remain. The only proposed change involves the installation of a wind energy system on top of the building roof

NO. 17327 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7027

**Common Address:** 1846 North Bissell Street

**Applicant:** Christine and Michael Frisch

**Owner:** Christine and Michael Frisch

**Attorney:** Law Offices of Mark J Kupiec & Assoc

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

**Purpose:** The applicants built a new single family home at the subject property and would now like to downzone per a previous agreement



NO. 17332 (44<sup>th</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7053

**Common Address:** 3250 North Sheffield  
**Applicant:** Jerzy Staczewski  
**Owner:** Jerzy Staczewski  
**Attorney:** Thomas Moore  
**Change Request:** B3-2 Community Shopping District to C1-2 Neighborhood Commercial District  
**Purpose:** No Changes to structure. C1-2 Neighborhood Commercial District zoning is required for an auto repair shop that will include some body work or painting

NO. 17338 (44<sup>th</sup> WARD) ORDINANCE REFERRED (9-8-11)  
DOCUMENT # O2011-7037

**Common Address:** 3755 North Janssen  
**Applicant:** Middlefork Capitol LLC (See application for list of LLC members)  
**Owner:** Middlefork Capitol LLC (See application for list of LLC members)  
**Attorney:** Jessica Schramm  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District  
**Purpose:** The property is improved with a newly constructed single-family residence. No change is proposed to the use of the property or the existing residence

**Zoning Exception**

**APPLICANT:** Licorice Lounge LLC, (Valarie Weaver 50% Member, Donna M Grant 50% Member, the business name to be Licorice)  
**PREMISES AFFECTED:** 607 East 87<sup>th</sup> Street  
**SUBJECT:** Application for the Approval of an Administrative Adjustment  
**FILE NO.:** 11-301-ZE