

Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
Meeting of May 15, 2013
To be reported out June 5, 2013

MA-156 (Mayoral) ORDINANCE REFERRED (5-8-13)

DOCUMENT # A2013-56

Appointment of Frederick Euclid Walker as a member of the Chicago Plan Commission for a term effective immediately and expiring January 25, 2015, to complete the unexpired term of Kevin E Slaughter who has resigned

MA-157 (Mayoral) ORDINANCE REFERRED (5-8-13)

DOCUMENT # A2013-57

Reappointment of Bishop John R Bryant as a member of the Chicago Plan Commission for a term effective immediately and expiring January 25, 2018

NO. TAD-500 (35TH WARD) ORDINANCE REFERRED (10-5-11)

DOCUMENT # O2013-1622

To amend Title 17 Section 17-6-0403 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to **permitted restaurants in Planned Manufacturing District No. 14**

NO. A-7889 (1ST WARD) ORDINANCE REFERRED (4/10/13)

DOCUMENT # O2013-2753

Common Address: 1055-59 North Ashland Avenue
Applicant: Alderman Proco "Joe" Moreno
Change Request: C1-2 Neighborhood Commercial District to B1-2 Neighborhood Shopping District

NO. A-7890 (1ST WARD) ORDINANCE REFERRED (4/10/13)

DOCUMENT # O2013-2736

Common Address: 1133-41 North Ashland Avenue
Applicant: Alderman Proco "Joe" Moreno
Change Request: B3-1 Community Shopping District to B1-2 Neighborhood Shopping District

NO. A-7891 (1ST WARD) ORDINANCE REFERRED (4/10/13)

DOCUMENT # O2013-2727

Common Address: 1018 North Ashland Avenue
Applicant: Alderman Proco "Joe" Moreno
Change Request: B3-2 Community Shopping District to B1-2 Neighborhood Shopping District

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NO. A-7893 (8th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2701

Common Address: 1922 East 79th Street
Applicant: Alderman Michelle Harris
Change Request: B3-2 Community Shopping District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-7894 (9th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2707

Common Address: 11103 South Michigan Avenue
Applicant: Alderman Anthony Beale
Change Request: B1-3 Neighborhood Shopping District to RS3 Residential Single-Unit (Detached House) District

NO. A-7895 (11th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2751

Common Address: 600-608 West Pershing Road
Applicant: Alderman James Balcer
Change Request: M1-2 Limited Manufacturing/ Business Park District to RS-1 Residential Single-Unit (Detached House)

NO. A-7898 (19th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2720

Common Address: 9446 South Charles Street
Applicant: Alderman Matt O'Shea
Change Request: B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

NO. 17712 (1st WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2483

Common Address: 1645 West Huron
Applicant: 1645 West Huron LLC (Jeffrey Goldman)
Owner: 1645 West Huron LLC (Jeffrey Goldman)
Attorney: Law Offices of Samuel VP Banks
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District

Purpose: The existing three-story building at the subject property is non-conforming. The Applicant is seeking a zoning amendment in order to permit the conversion of the grade level retail unit to a residential dwelling unit. The building would function as a six unit, all residential building thereafter. There will be no physical expansion of the existing building's floor area or height. Three surface parking spaces will be located at the rear of the subject lot to serve the dwelling units.

NO. 17713 (1st WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2484

Common Address: 3053 West Armitage

Applicant: Chicago Properties (Jakob Kosiba)

Owner: Chicago Properties (Jakob Kosiba)

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-1 Community Shopping District to B3-2 Community Shopping District

Purpose: The existing three-story, mixed-use building at the subject property will be razed. The property will then be redeveloped with a new four-story mixed-use building, containing one (1) commercial space at grade and three (3) residential dwelling units above. There will be one simplex dwelling unit located on the second floor and two (2) duplex units located between the 3rd and 4th floors (front and rear). The building will be masonry in construction and 46'(approx.) in height. Four (4) onsite parking spaces will be located at the rear of the building.

NO. 17717 (1st WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2488

TYPE 1 APPLICATION

Common Address: 1659 West Grand Avenue

Applicant: William Gold

Owner: Syed Mateen

Attorney: Gordon & Pikarski

Change Request: C2-1 Motor Vehicle Related Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The subject property will be improved with a fifteen unit residential building. The project will provide twenty-three parking spaces. Approximately 3,000 square feet of commercial space is proposed for the site. The height of the building as defined in the zoning ordinance will be forty six feet six inches

NO. 17704 (6th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2475

Common Address: 651-653 East 75th Street

Applicant: Melvin Brooks

Owner: Melvin Brooks

Attorney: NA

Change Request: B1-1 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: No change of use is proposed but improvement in storage capacity for business is contemplated. Building will remain a tavern and two dwelling units.

NO. 17706 (9th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2477

Common Address: 10358 South Corliss

Applicant: Nathaniel Smith

Owner: Humphry Phillips

Attorney: Timothy Rowells

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

Purpose: 1 dwelling unit on the 2nd floor and a storefront take out limited restaurant on the 1st floor. The size of the commercial space is approximately 75' x 25'

NO. 17721 (11th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2492

Common Address: 3623-3625 South Normal Avenue

Applicant: Richard Ferro and Thomas DiPiazza

Owner: Richard Ferro and Thomas DiPiazza

Attorney: Richard Toth

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

Purpose: Two single family residences, each on a 25' x 134' lot. One dwelling unit per residence. Approximate height 27'-6". One two-car garage per lot/residence.

NO. 17703 (17th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2474

Common Address: 3037 West 63rd Street

Applicant: Ahmed Zahdan

Owner: Standard Bank and Trust Company, As Trustee of trust NO. 20412, Dated August 26, 2009

Attorney: David Wallach

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

Purpose: Property use will be the same as its existing use, a gas station and a min-market. The property will contain zero dwelling units and zero parking spaces. Approximately 2,509 ft will be used as commercial space, and the building height is 13.4ft.

NO. 17711 (18th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2482

Common Address: 7800-7810 South Kedzie/ 3211 West 78th Street

Applicant: Peter Torres

Owner: Peter Torres

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning amendment in order to obtain a business license to sell used cars at the subject property. The inventory of cars for sale will be stored outside. The subject site currently provides approximately 18 onsite parking spaces. The two existing buildings at the subject property will remain. There are no proposed expansions to either existing building.

NO. 17716 (22nd WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2487

Common Address: 3059 South St. Louis Avenue

Applicant: Maria and Pedro Mata

Owner: Maria and Pedro Mata

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: 2-flat (front) will continue; sales and repair of used appliances will continue (approximately 1,700 sq. ft. of retail space); no existing parking; existing height will remain (max of 24'-7')

NO. 17715 (27th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2486

Common Address: 730 West Grand Avenue

Applicant: DKMS, LLC (Billy Lawless)

Owner: KSA Grand Ventures

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The existing three-story mixed-use building and two-story, recently renovated, building shall remain. The only proposed new construction involves the location and establishment of an outdoor patio in the space currently occupied by the vacant, partially paved area (to the immediate west of the two-story building). There will be onsite parking for ten (10) vehicles located along the north end of the zoning lot. The total area of the two-story, renovated, building will be 7,670 square feet and the height will be 25'- 4" (approx.).

NO. 17708 (32nd WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2479

Common Address: 1248 West George Street

Applicant: Mike Maschmeyer

Owner: 1248 W George LLC

Attorney: Lawrence Lusk

Change Request: M1-2 Limited Manufacturing/ Business Park District to RM-5 Multi Unit District

Purpose: The new three story with roof top deck single family home will contain approximately 6,149 square feet of interior floor area and will be approximately 39.1 feet in height. The parking will be provided with two fully enclosed parking spaces on the first floor of the home.

NO. 17709 (33rd WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2480

Common Address: 3136 North Elston Ave

Applicant: Maurice Connolly

Owner: Chicago Irish Immigrant Support

Attorney: Daniel Lauer

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

Purpose: Construction of a three story building with roof access, consisting of three (3) residential dwelling units with a total of three (3) parking spaces. The footprint of the building shall be approximately 21 feet by 124 feet in size and the building shall be 45.14 feet high, as defined by City Zoning Code.

NO. 17720 (33rd WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2491

Common Address: 3108 West Irving Park Road

Applicant: Halo Energy Group LLC (Gabriel Lopez, Jason Anderson and Paul Keeler)

Owner: Rosa Gonzalez, Mario Gonzalez, Ivan Gonzalez, and Vanessa Velez

Attorney: NA

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

Purpose: Convert second floor residential dwelling into contractors office space. Approximate square footage for 2nd floor: 1200 Feet

NO. 17714 (35th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2485

Common Address: 3600 West Palmer Street

Applicant: Jamtar Group (Tarik Cogal)

Owner: Jamtar Group (Tarik Cogal)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The purpose of the zoning change is to eliminate the existing non-conforming use (former Laundromat) in order to establish a legal business use (restaurant) at the site. The existing one-story, commercial, building (1,066 sq. ft. approx.) will remain. The Applicant will then construct a one-story, covered, outdoor patio (addition) off the rear of the existing building, which will provide additional seating for the restaurant. The finished building, with the addition, will measure 72' x 26' (1,872 sq. ft. approx.) and 10.4' in height. The Applicant also intends on paving the remaining gravel area (at the rear of the building) to allow for the location of five (5) on-site (off-street) parking spaces.

NO. 17702 (38th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2473

Common Address: 5528 W Berteau Avenue

Applicant: Michael Metoyer and Maria Camargo

Owner: Michael Metoyer and Maria Camargo

Attorney: Thomas Moore

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

Purpose: Convert existing 2 ½ story 2 residential dwelling unit brick, frame & stone building to 3 residential dwelling units, 1 unit in the basement, 1 unit on the 1st floor and 1 unit on the 2nd floor, with a 1-story brick 2 car garage in the rear of the lot with no new additional parking.

NO. 17710 (41st WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2481

Common Address: 7240 West Devon

Applicant: Devon Investment Partners LLC (Edward Thilman, Matthew Welke, Douglas Fisher)

Owner: Devon Investment Partners LLC (Edward Thilman, Matthew Welke, Douglas Fisher)

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-1 Community Shopping District to B3-1.5 Community Shopping District

Purpose: The Applicant is seeking a zoning amendment in order to complete the interior build out of the existing building and establish 12 residential units above grade. There is no proposed expansion of the existing building in terms of floor area or height, and all of the proposed construction will be contained within the existing structure. There will be 12 parking spaces on site to serve the 12 residential units. There will be 12 additional parking spaces on site to serve the retail/commercial uses at grade.

NO. 17718 (47th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2489

Common Address: 2047 West Cuyler Avenue

Applicant: Jay Kopfer

Owner: Jay Kopfer

Attorney: Gordan & Pikarski

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

Purpose: The Applicant seeks to deconvert the existing three unit residential building into a single family home and enclose an existing rear porch which would exceed the minimum floor area ratio

NO. 17723 (47th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2494

Common Address: 4000-4008 North Southport

Applicant: Vivek Sehgal

Owner: (See application for list of LLC members)

Attorney: Paul Kolpak of Kolpak and Lerner

Change Request: B1-2 Neighborhood Shopping District to B3-3 Community Shopping District

Purpose: The foot print and elevations for both Parcels, 1 and 2, will not change. Parcel 2 will remain a 3 story residential unit with no parking spaces, as there are none currently required. Parcel 1 will remain the same with 2 residential units on the second floor and 2 residential units on the third floor. The first floor restaurant will be expanded to encompass the entire first floor area of Parcel

Historical Landmark Designations

DOC# O2013-3337 (48th & 49th WARDS) ORDINANCE REFERRED (5-8-13)

Historical landmark designation for Sheridan Road Mansions, including: Joseph Downey House and Coach House at 6205 N Sheridan Rd, Samuel H. Gunder House and Coach House at 6219 N Sheridan Rd, Adolf Schmidt House at 6231-6233 N Sheridan Rd and the Albert G. Wheeler Home at 970 W Sheridan Rd

DOC# O2013-3338 (42nd WARD) ORDINANCE REFERRED (5-8-13)

Historical landmark designation for the Steger Building at 28 E Jackson Blvd

Landmark Fee- Waivers

DOC# Or2013-231 (32nd WARD) ORDER REFERRED (5/8/13)

Waiver of Building Permit Fees for the property located at 2917 West Logan Boulevard

DOC# Or2013-228 (43rd WARD) ORDER REFERRED (5/8/13)

Waiver of Building Permit Fees for the property located at 1730 North Hudson St.

DOC# Or2013-229 (43rd WARD) ORDER REFERRED (5/8/13)

Waiver of Building Permit Fees for the property located at 632 W Belden Ave

DOC# Or2013-227 (43rd WARD) ORDER REFERRED (5/8/13)

Waiver of Building Permit Fees for the property located at 1845 N Orleans Street

DOC# Or2013-219 (44th WARD) ORDER REFERRED (5/8/13)

Waiver of Building Permit Fees for the property located at 832 W Oakdale Ave, Number 3-K

Landmark Fee- Waivers

DOC# Or2013-240 (46th WARD) ORDER REFERRED (5/8/13)

Waiver of Building Permit Fees for the property located at 4735 North Dover Street

DOC# Or2013-241 (46th WARD) ORDER REFERRED (5/8/13)

Waiver of Building Permit Fees for the property located at 4707 North Dover Street

LARGE SIGNS OVER 100 SQUARE FEET OR 24 FEET IN HEIGHT

Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
Or2013-224	7	2650 E 95 th St	Landmark Sign Group
Or2013-242	16	2323 W 59 th Street	Rich Sign
Or2013-223	26	4243 W North Ave	Darryl Brown
Or2013-211	37	5469 West North Avenue	Olympic Signs Inc.
Or2013-221	39	4995 N Elston Ave	South Water Signs
Or2013-233	42	66 W Illinois St	Olympic Signs Inc.
Or2013-236	42	66 W Illinois St	Olympic Signs Inc.
Or2013-235	42	66 W Illinois St	Olympic Signs Inc.
Or2013-237	42	66 W Illinois St	Olympic Signs Inc. WITHDRAWN
Or2013-234	42	60 W Illinois St	Olympic Signs Inc.
Or2013-238	42	515 N Clark St	Olympic Signs Inc.
Or2013-239	42	515 N Clark St	Olympic Signs Inc.
Or2013-230	44	666 W Diversey Pkwy	Landmark Sign Group
Or2013-225	44	3530 N Clark St	Parvin-Clauss Sign Company
Or2013-216	45	5366 N Northwest Hwy	South Water Signs
Or2013-217	45	5366 N Northwest Hwy	South Water Signs
Or2013-218	45	5366 N Northwest Hwy	South Water Signs