

Meeting Of The Committee on Zoning, Landmarks & Building Standards

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TUESDAY, DECEMBER 13, 2011, 10:00 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 in Numerical Order
According to Ward

NO. MA-133 (MAYORAL APPLICATION) ORDINANCE REFERRED (11-16-11)
DOCUMENT # O2011-9595

To add a new section to Title 17 of the Municipal Code of Chicago, the Chicago Zoning Code, Section 17-7-1200 in regards to *The Midway International Height Overlay District*

NO. MA-134 (MAYORAL APPLICATION) ORDINANCE REFERRED (11-16-11)
DOCUMENT # A2011-185

To appoint Lynette Santiago as a member of the Zoning Board of Appeals for a term effective immediately and expiring July 1, 2015, to complete the unexpired term of Micheal T Ivers, who has resigned.

NO. TAD-481 (31st WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-8803

To amend Title 17 Section 17-0-203 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *satellite dish antennas*

NO. TAD-482 (31st WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-8807

To amend Chapter 13-160-070 of the Municipal Code of Chicago, by adding and deleting language in regards to *prohibiting building exit way obstructions*

NO. TAD-480 (35th WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-8799

To amend Title 17 Section 17-3-0503 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *redesignating certain segments of North Milwaukee Avenue as pedestrian streets*

NO. A-7763 (28th WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-9365

Common Address: 3322-3330 West Carroll Avenue

Applicant: Alderman Jason Ervin

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

NO. A-7762 (32nd WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-9363

Common Address: 2019-2025 West Fullerton Avenue

Applicant: Alderman Scott Waguespack

Change Request: B2-5 Neighborhood Mixed Use District to M3-3 Heavy Industry District

NO. A-7761 (35th WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-8808

Common Address: Kedzie/ Sawyer/ Milwaukee (See ordinance for specific boundaries)

Applicant: Alderman Rey Colon

Change Request: To Remove Pedestrian Street Designation

NO. A-7766 (40th WARD) ORDINANCE REFERRED (11-9-11)
DOCUMENT # O2011-9562

Common Address: 6366-82 N Hermitage Avenue and 1743-51 W Devon Avenue

Applicant: Alderman Patrick O'Connor

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-1 Neighborhood Mixed-Use District

NO. A-7764 (44th WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-9462

Common Address: 3519, 3535, and 3547 North Ashland Avenue

Applicant: Alderman Thomas Tunney

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

NO. A-7765 (44th WARD) ORDINANCE REFERRED (11-9-11)
DOCUMENT # O2011-9462

Common Address: 3530 North Clark Street

Applicant: Alderman Thomas Tunney

Change Request: C1-3 Neighborhood Commercial District to B3-2 Community Shopping District

NO. 17369 (1st WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-8883

Common Address: 1856 West Erie

Applicant: GRP New Home LLC (Geoff Pierce)

Owner: GRP New Home LLC (Geoff Pierce)

Attorney: N/A

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

Purpose: To add a rear addition that exceeds the maximum floor area ratio allowed in a RS3 Residential Single-Unit (Detached House) District. The existing 2 story building with basement shall remain

NO. 17370 (1st WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-8884

Common Address: 1612-14 West Ontario Street

Applicant: Two Point Development, LLC (Mark Buckner)

Owner: Robert E Birkmeyer

Attorney: Daniel Lauer

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

Purpose: Rezoned in order to allow for construction of 2 attached single family homes. Each single family home with receive 2 garage parking spaces. The footprint of the building will be 37 ft by 45.6 ft. (each home 18.6 ft by 45.6 ft) the height of the homes will be 24.1 ft

NO. 17380 (1st WARD) ORDINANCE REFERRED (11-16-11)
DOCUMENT # O2011-9580

Common Address: 1223-1235 North Milwaukee

Applicant: Mil 1225 LLC (See application for list of LLC members)

Owner: Mil 1225 LLC (See application for list of LLC members)

Attorney: NA

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

Purpose: To allow for a general restaurant at 1225 N Milwaukee

NO. 17376 (2nd WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-8910

Common Address: 619-31 West Adams and 201-29 South Des Plaines

Applicant: 625 W Adams (Chicago) LLC (See application for list of LLC members)

Owner: The Catholic Bishop of Chicago

Attorney: John J George

Change Request: Institutional Planned Development 842 to Institutional Planned Development 842, as amended

Purpose: to allow construction of a new office building with accessory and non accessory parking and other uses

NO. 17361 (4th WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-8873

Common Address: East 47th Street/ South Cottage Grove/ East 48th Street/ South Evans Avenue (See Application for specific addresses)

Applicant: Mahogany Chicago 47, LLC

Owner: City of Chicago

Attorney: DLA Piper, Richard Klawiter and Jesse Dodson

Change Request: Residential Business Planned Development No 1095 to C1-5 Neighborhood Commercial District and then to Residential Business Planned Development No 1095, as amended

Purpose: The current planned development permits the development of the property with commercial and residential uses. The purpose of the requested amendment is to allow a reconfiguration of the permitted commercial and residential uses on site

NO. 17372 (5th WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-8892

Common Address: 1446-70 and 1504-1514 East 70th Street; 6949-59 South Dante; and 6948-58 and 6949-59 South Harper Avenue

Applicant: Dorchester Artist (See application for list of LLC members)

Owner: Chicago Housing Authority

Attorney: Steven Friedland

Change Request: Residential Planned Development No 239 to Residential Planned Development No 239, as amended

Purpose: to permit the redevelopment/ rehabilitation of the existing buildings on the subject property with 32 dwelling units, a community center, and a art gallery

NO. 17360 (11th WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-8871

Common Address: 2714 South Lowe Avenue

Applicant: Huan Yi Fang

Owner: Huan Yi Fang

Attorney: Thomas S Moore

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: Four residential dwelling units with approximately 3,284 sq.ft., 2 existing parking spaces, 26 feet 11 inches in height

NO. 17362 (11th WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-8874

Common Address: 2022-2026 West 35th Street

Applicant: Elena Olivos

Owner: Jose Olivos

Attorney: Dean Maragos

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-2 Community Shopping District

Purpose: A first floor restaurant with liquor and food service and existing two second floor residential dwelling units

NO. 17371 (12th WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-8886

Common Address: 1725 West 43rd Street

Applicant: Jose Popoca

Owner: Jose Popoca

Attorney: Homero Tristan

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

Purpose: To convert 2 dwelling unit into a 3 dwelling unit building- 3 dwelling units, 3 parking spaces, no commercial space, height of building will remain as 29.69 ft

NO. 17366 (13th WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-8879

Common Address: 6225 South Pulaski Road

Applicant: Marquette Bank (See application for list of LLC members)

Owner: Marquette Bank (See application for list of LLC members)

Attorney: Bernard Citron

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

Purpose: To allow for the operation of an automotive parts store in a currently vacant one story commercial/ retail building. The sole purpose of the rezoning is for the use of an auto supply/ accessory sales for vehicles

NO. 17364 (18th WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-8876

Common Address: 7301-11 South Western Avenue

Applicant: Amir Amiri

Owner: Lookin Good Car Wash Inc.

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: C1-2 Neighborhood Commercial District to C2-2 Motor Vehicle Related Commercial District

Purpose: Outdoor auto sales business, approximately 3,150 sq.ft. of commercial space within the existing one story commercial building; required parking; no dwelling units

NO. 17367 (27th WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-8880

Common Address: 1358 West Chestnut Street/ 921 North Noble Street

Applicant: St Boniface Senior Living LLC (See application for list of LLC members)

Owner: St Boniface Senior Living LLC (See application for list of LLC members)

Attorney: Bridget O'Keefe

Change Request: RS3 Residential Single-Unit (Detached House) District to RM6 Residential Multi Unit District

Purpose: To allow for development of 84 units of senior housing

NO. 17375 (27th WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-8909

Common Address: 300 West Hill Street

Applicant: Atrium Village Associates (See application for list of LLC members)

Owner: Atrium Village Associates (See application for list of LLC members)

Attorney: Edward Kus of Shefsky & Froelich

Change Request: Sub Area A of Planned Development No 136 to C1-5 Neighborhood Commercial District and then to Planned Development No. 136, as amended

Purpose: Applicant is amending Sub Area A only and proposes 1500 dwelling units; 1280 parking spaces, 32,750 SF of retail space; building heights vary between 1 and 39 stories. New day care facility, new 2 acre open space. This will be a multi year phased development

NO. 17379 (27th WARD) ORDINANCE REFERRED (11-16-11)
DOCUMENT # O2011-9579

Common Address: 529-31 North Milwaukee Avenue

Applicant: Fox Chicago LLC (Michael Fox)

Owner: Fox Chicago LLC (Michael Fox)

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: M1-3 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District

Purpose: To establish one retail unit on ground level and four dwelling units above; approximately 1,540 sq.ft. of retail space; existing height of 49'-3"; required parking

NO. 17374 (30th WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-8904

Common Address: 2311-21 North Pulaski Road

Applicant: The Miracle Center

Owner: Marvin Feig

Attorney: Rolando Acosta

Change Request: M1-2 Limited Manufacturing/ Business Park District to C3-3 Commercial, Manufacturing and Employment District

Purpose: The existing building will be reused for drama and dance classes, theatrical performances, and related arts and educational activities. No on site parking

NO. 17378 (34th WARD) ORDINANCE REFERRED (11-16-11)
DOCUMENT # O2011-9578

Common Address: 319 West 115th Street

Applicant: The All Star Quick mart, Inc. (Shawn Battle, Sean Usher)

Owner: The All Star Quick mart, Inc. (Shawn Battle, Sean Usher)

Attorney: Richard Zulkey

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

Purpose: First floor of structure will reopen as a convenience food facility with a deli; Upper levels will have a single residential apartment; 2 parking places in rear; commercial space will be approximately 1000 sq.ft.; existing building height; no changes or additions

NO. 17377 (36th WARD) ORDINANCE REFERRED (11-16-11)
DOCUMENT # O2011-9577

Common Address: 2102-08 North Natchez

Applicant: United Neighborhood Organization

Owner: Regal Beloit Corporation

Attorney: Chico & Nunes

Change Request: Residential Planned Development No. 1139 to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The zoning amendment is required in order to permit the establishment of an elementary school, which will contain approximately 76,230 sq.ft.

NO. 17368 (41st WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-8881

Common Address: 5700 North Harlem Avenue

Applicant: Senior Suites Chicago Norwood Park LLC

Owner: The Congregation of the Passion, Immaculate Conception Community

Attorney: Bridget O'Keefe

Change Request: RS3 Residential Single-Unit (Detached House) District to RM6 Residential Multi Unit District

Purpose: To allow for development of 84 units of senior housing

NO. 17363 (45th WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-8875

Common Address: 4532-36 North Elston Avenue

Applicant: 4532 N Elston LLC (Tsitirdis Savas and Evgeny Freidman)

Owner: 4532 N Elston LLC (Tsitirdis Savas and Evgeny Freidman)

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: Taxi cab service company with outdoor storage of automobiles; existing building will remain; approximately 18,750 square feet of commercial space; required parking

NO. 17373 (47th WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-8901

Common Address: 3911 North Leavitt Street

Applicant: Richard Unizycki

Owner: Richard Unizycki and Marianne Wojak

Attorney: NA

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

Purpose: To add a dormer addition in the attic and rebuild existing porch. Two dwelling residential building. Three car detached garage proposed building height 33.9375'

NO. 17365 (49th WARD) ORDINANCE REFERRED (11-2-11)
DOCUMENT # O2011-8877

Common Address: 6971-81 North Sheridan

Applicant: 6981 Sheridan Inc (David Gassman)

Owner: 6981 Sheridan Inc (David Gassman)

Attorney: Thomas Moore

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: Existing Mixed use 4 story building with 5 existing retail units and the 1 vacant to be a proposed retail unit on the ground floor with a Sheridan entrance and 37 existing residential apartments on the 1st, 2nd, 3rd, and 4th floors with a Lunt entrance, with no parking