

Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
October 25, 2012
To be reported out October 31, 2012

NO. A-7847 (1ST WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5679

PASS AS AMENDED

Common Address: 1551-53 W Division Street; 1141 N Ashland Avenue
Applicant: Alderman Proco "Joe" Moreno
Change Request: C2-1 Motor Vehicle Related Commercial District to B3-2 Community Shopping District

NO. A-7848 (19TH WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5681

Common Address: 11625-11735 South Oakley Avenue
Applicant: Alderman Matthew O'Shea
Change Request: RS-1 Residential Single-Unit (Detached House) to POS-1 Regional or Community Parks District

NO. A-7849 (19TH WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5682

WITHDRAWN

Common Address: 11418-20 South Western Avenue
Applicant: Alderman Matthew O'Shea
Change Request: RS3 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District

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

PASS AS AMENDED

Common Address: East 87th Street; South State Street; East 88th Street; or the line thereof if extended where no street exists
Applicant: Alderman Howard Brookins
Change Request: Planned Development No 117 (air right) to a T Transportation District

NO. A-7851 (30TH WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5698

Common Address: 3399 North Milwaukee Avenue, 3401-03 N Milwaukee Avenue
Applicant: Alderman Ariel Reboyras
Change Request: C1-1 Neighborhood Commercial District and RS3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

NO. A-7852 (30TH WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5699

Common Address: 4114-20 West Roscoe Street
Applicant: Alderman Ariel Reboyras
Change Request: C1-1 Neighborhood Commercial District and RS3 Residential Single-Unit (Detached House) District to RS3 Residential Single-Unit (Detached House) District

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NO. A-7853 (43rd WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5686

Area bounded by: A line 158.00 feet south of West Webster Avenue; North Dayton Street; a line 177.33 feet south of West Webster Avenue as measured along the west line of North Dayton Street; and the alley next west of North Dayton Street

Applicant: Alderman Michele Smith

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

NO. A-7854 (50th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5697

Common Address: 6324-48 N Western Avenue

Applicant: Alderman Debra Silverstein

Change Request: Residential Business Planned Development No. 1038 to B3-2 Community Shopping District

NO. 17533 (1st WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4970

Common Address: 1320 North Leavitt Street **PASS AS AMENDED**

Applicant: Ammer Ahmad **TYPE 1 APPLICATION**

Owner: Ammer Ahmad

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: To demolish the existing multi-family building and build a new single family home; required parking; (height 38')

NO. 17556 (2nd WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5588

Common Address: 1337 West 15th Street **PASS AS AMENDED**

Applicant: Life Changers International Church

Owner: Life Changers International Church

Attorney: Richard Baker

Change Request: M2-2 Light Industry District to C3-5 Commercial, Manufacturing and Employment District

Purpose: The Church Applicant seeks to renovate the existing warehouse into its church with an 870 seat sanctuary. No addition will be made to the footprint or height of the building. The development calls for no dwelling units and no commercial space. The height of the building is 50 ft.

NO. 17564 (3rd WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5596

Common Address: 3333 S Michigan Avenue
Applicant: Sylvia Wellness Institute
Owner: Dr. Yvon Nazon
Attorney: Carol Stubblefield
Change Request: RS3 Residential Single-Unit (Detached House) District to B2-5 Neighborhood Mixed Use District
Purpose: The applicant plans to construct a housing complex and community center for residents ages 55 and up who have low or moderate income levels. There will be 40 units and 43 parking spaces and 1,175 SF of restaurant space on the first floor.

NO. 17568 (11th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5602

Common Address: 901-937 West 37th Street
Applicant: John and Thomas Krause
Owner: John and Thomas Krause
Attorney: Lisa Marino
Change Request: M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District
Purpose: After rezoning the subject property will be improved with fifteen single family homes each with two parking spaces. The height of each building will be aprox 28 ft. there will be no commercial space

NO. 17562 (12th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5594

Common Address: 2501 West Pershing Road
Applicant: Cortes Castulo
Owner: Cortes Castulo
Attorney: Law Offices of Mark J Kupiec & Assoc
Change Request: RS3 Residential Single-Unit (Detached House) District to B2-1 Neighborhood Mixed-Use District
Purpose: One story mixed use building; restaurant at the front (aprox 1,000 sq.ft.); one dwelling unit to remain at the rear; one parking space

NO. 17563 (12th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5595

Common Address: 3045-3117 W 26th Street; 3060 West 27th Street
Applicant: Little Village Partners LLC (See application for list of LLC members)
Owner: Chicago Title Land Trust No 22630
Attorney: Chico & Nunes P.C.
Change Request: M2-2 Light Industry District to C1-2 Neighborhood Commercial District
Purpose: The property is currently improved with several buildings which contain a variety of retail uses, including a bakery, mini-mall, medical clinic. The buildings shall remain. The reason for the proposed zoning amendment is to a) bring the existing retail and medical uses into compliance under the Chicago Zoning Ordinance and b) permit the expansion of the existing clinic, (containing 12,000 sq. ft.) by 6,000 sq. ft. for a total of 18,000 sq. ft.. The proposed expansion will occur within the existing building walls

NO. 17566 (12th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5600

Common Address: 2414-20 West 48th Street
Applicant: 48th Street Acquisitions, LLC (Mark O'Toole)
Owner: 48th Street Acquisitions, LLC (Mark O'Toole)
Attorney: Rolando Acosta
Change Request: RS3 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District
Purpose: The property is improved and will be used for a surface parking lot containing approximately 34 parking spaces, to be used as a public non accessory parking lot

NO. 17565 (13th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5597

Common Address: 6301 S Major Avenue
Applicant: John Hioureas
Owner: John Hioureas
Attorney: Carol Stubblefield
Change Request: B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District
Purpose: The Applicant proposes to renovate and expand the existing motor vehicle repair shop by 897 SF to add 2 new motor vehicle repair service bays. There will be a total of 4 service bays and 8 parking spaces after construction is completed

NO. 17250 (16th WARD) ORDINANCE REFERRED (4-13-11)
DOCUMENT # O2011-2301

PASS AS AMENDED AND REVISED

Common Address: 6000-6018 South Halsted; 6001-6023 South Green Street; 6000-6034 South Green Street; 801-845 West 60th Street
Applicant: Volunteers of America of Illinois
Owner: City of Chicago
Attorney: Steven D. Friedland
Change Request: RT4 Residential Two-Flat, Townhouse Multi-Unit District, RS-3 Residential Single Unit (Detached House) District and Planned Development No. 978 to a Residential Planned Development
Purpose: To develop the property with 73 dwelling units

NO. 17576 (20th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5610

Common Address: 300-314 E 61st Street; 6049-59 South Prairie
Applicant: St Edmunds Redevelopment Corp.
Owner: City of Chicago
Attorney: Steven Friedland
Change Request: B2-1 Neighborhood Mixed-Use District to RM-5 Multi Unit District
Purpose: Applicant proposes to construct a 12 unit residential building with 10 parking spaces. The building will be 37 feet in height

NO. 17577 (20th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5611

Common Address: 217-225 East 61st Street
Applicant: St Edmunds Redevelopment Corp.
Owner: City of Chicago
Attorney: Steven Friedland
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District
Purpose: Applicant proposes to construct a 5 unit residential building with 5 parking spaces. The building will be 37 feet in height

NO. 17578 (20th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5612

Common Address: 227-239 East 61st Street/ 6100-6124 South Prairie
Applicant: St Edmunds Redevelopment Corp.
Owner: City of Chicago
Attorney: Steven Friedland
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District
Purpose: Applicant proposes to construct a 27unit building on the subject property. The development will include 24 parking spaces. The building will be 37 feet high

NO. 17558 (22nd WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5590

Common Address: 2742 South Millard Avenue
Applicant: Jesus and Virginia Gonzalez
Owner: Jesus and Virginia Gonzalez
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 dwelling unit building; two parking spaces; height 30'

NO. 17575 (22nd WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5609

Common Address: 2501 South Drake Avenue
Applicant: Micaela Vasquez
Owner: Micaela Vasquez
Attorney: NA
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-2 Community Shopping District
Purpose: The two bedroom apartment will remain. the existing building height will remain. The vacant tavern space will be converted into retail space

NO. 17559 (23rd WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5591

Common Address: 5018 South Kedvale Avenue
Applicant: Guillermo Espinoza and Refugio Casillas
Owner: Guillermo Espinoza and Refugio Casillas
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: Single Family Home; existing parking

NO. 17560 (26th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5592

Common Address: 2628 West Division Street
Applicant: Roberto Sanabria and Lourdes Lugo
Owner: Roberto Sanabria and Lourdes Lugo
Attorney: Law Offices of Mark J Kupiec & Assoc
Change Request: B1-1 Neighborhood Shopping District to B1-2 Neighborhood Shopping District
Purpose: One Commercial unit (retail store) on the ground floor (approx 1620 sq.ft.; 2 dwelling units above; roof top stairwell enclosure; height with the stairwell enclosure 46'-2"

NO. 17555 (27th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5587

Common Address: 1424 West Walton Street
Applicant: EZBM, Inc (Zdzislaw J Banys)
Owner: EZBM, Inc (Zdzislaw J Banys)
Attorney: Daniel Lauer
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential 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) parking spaces. The footprint of the building shall be approximately 20 feet by 74 feet in size and the building shall be 37.10 feet high, as defined by City Zoning Code.

NO. 15946 (30th WARD) ORDINANCE REFERRED (11-1-06)
DOCUMENT #PO2006-7804

PASS AS AMENDED AND REVISED

Common Address: 3939-59 W North Avenue; 1525-57 North Pulaski Road
Applicant: Hispanic Housing Corporation
Owner: See application for list of owners
Attorney: Chico & Nunes
Change Request: B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District and then to a Residential Business Planned Development
Purpose: To permit the construction of a new 5 story building containing 72 affordable senior rental units on the property located at 3939-59 West North Ave; 1543-47 North Pulaski. The existing building located at 1535-41 North Pulaski and the asphalt parking lot located at 1523-33 North Pulaski Road will be developed at a future date in accordance with the planned development

NO. 16264 (39th WARD) ORDINANCE REFERRED (6-13-07)
DOCUMENT # PO2007-4738

PASS AS AMENDED

Common Address: 4814-4858 North Kedzie Avenue
Applicant: Community Housing Partners XIV, LP
Owner: Moo Gong Terrace (Sub Area A) City of Chicago (Sub Area B)
Attorney: Daley & George, LTD
Change Request: Residential Planned Development No 287 to RM-5.5 Multi Unit District and then Residential Planned Development No 287, as amended
Purpose: To construct a 52 unit senior housing facility with 17 parking spaces the height of the building will be approximately 50 feet

NO. 17569 (44th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5603

Common Address: 1241 W Cornelia Ave
Applicant: Bradley and Jennifer Kotler
Owner: Bradley and Jennifer Kotler
Attorney: Joseph Gattuso of Shefsky & Froelich
Change Request: RM4.5 Residential Multi-Unit District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District
Purpose: The property will remain in use for single family residential purposes

NO. 17399 (47th WARD) ORDINANCE REFERRED (1-18-12)
DOCUMENT # O2012-35

PASS AS AMENDED

Common Address: 1800-1824 West Lawrence Avenue
Applicant: Ravenswood Station LLC (See application for list of LLC members)
Owner: Sears Roebuck and Co.
Attorney: John George/ Chris Leach
Change Request: B3-2 Community Shopping District to a Business Planned Development
Purpose: To redevelop the site with a new 3 story retail/ commercial building with a height of 60 feet and containing 131,047 ft of retail/ commercial space with 357 on site parking spaces

NO. 17400 (47th WARD) ORDINANCE REFERRED (1-18-12)
DOCUMENT # O2012-36

PASS AS AMENDED

Common Address: 1801-19 West Argyle
Applicant: Ravenswood Terrace LLC (Greg Merdinger and David Ruttenberg)
Owner: Sears Roebuck and Co.
Attorney: John George
Change Request: B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District and then to a Residential Planned Development
Purpose: A residential development containing 155 dwelling units with 110 on site parking spaces with a maximum height of 60 feet

NO. 17571 (48th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5605

Common Address: 5943-59 N Broadway

Applicant: MacMaster Properties LLC (See application for list of LLC members)

Owner: MacMaster Properties LLC (See application for list of LLC members)

Attorney: Thomas Moore

Change Request: B1-3 Neighborhood Shopping District to C1-3 Neighborhood Commercial District

Purpose: Property will remain the same, Two one-story buildings with retail stores, no parking, no dwelling units

NO. 17572 (50th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5606

Common Address: 6306 N Maplewood Avenue

Applicant: Mahmood Khan

Owner: Mahmood Khan

Attorney: Thomas Moore

Change Request: RS-2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

Purpose: Dormer addition to the 2nd floor attic of the north side of the existing 2 story with basement single family residence that exceeds the floor area ratio

HISTORICAL LANDMARK FEE WAIVERS

DOC# Or2012-611 (1st WARD) ORDER REFERRED (10-3-12)

Waiver of Building Permit Fees for the property located at 1422-1426 North Milwaukee Ave

HISTORICAL LANDMARK DESIGNATIONS

DOC# O2012-6550 (3rd WARD) ORDINANCE REFERED (10-3-12)

Historical Landmark Designation for DuSable High School (DuSable Campus) at 4934 S Wabash

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

Off Premise Advertising Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>	
Or2012-612	44	2701 N Halsted	Lamar Advertising	
Or2012-494	49	6331 N Broadway	Icon Identity Solutions	WITHDRAWN
Or2012-489	49	6331 N Broadway	Icon Identity Solutions	

Off Premise Advertising Signs (HAVE NOT MET NOTICE REQUIREMENTS)

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>	
O2012-5732	1	1537 N Damen Avenue	24Seven Outdoor LLC	DO NOT PASS
O2012-5632	32	1956 W Armitage Avenue	City Outdoor	DO NOT PASS

Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
Or2012-601	2	1101 S Canal St.	All American Sign Co.
Or2012-605	6	209-217 E 71 st Street	Liberty Flags, Banners & Flagpoles Inc
Or2012-589	7	7131 South Yates Ave	Liberty Flags, Banners & Flagpoles Inc
Or2012-591	7	7903 S Luella Ave	Liberty Flags, Banners & Flagpoles Inc
Or2012-594	11	4044 S Halsted St.	Grate Sign
Or2012-588	21	1735-1739 W 79 th Street	Liberty Flags, Banners & Flagpoles Inc
Or2012-590	21	8500 S Holland Rd	SignCo Inc.
Or2012-592	21	8500 S Holland Rd	SignCo Inc.
Or2012-593	21	8500 S Holland Rd	SignCo Inc.
Or2012-598	22	3450 W 26 th Street	Icon Identity Solutions
Or2012-607	27	300 N Elizabeth St	White Way Sign Co.
Or2012-608	27	300 N Elizabeth St	White Way Sign Co.
Or2012-606	30	5129 W Belmont Ave	SignCo. Inc
Or2012-599	31	3120 N Pulaski Road	SignCo. Inc
Or2012-600	31	5129 W Belmont Ave	SignCo. Inc WITHDRAWN
Or2012-597	35	2529 N Milwaukee Ave	Awning USA
Or2012-596	35	3302 W Belmont Ave	Doyle Signs Inc.
Or2012-613	42	530 N Wabash	Olympic Signs Co.
Or2012-614	42	530 N Wabash	Olympic Signs Co.
Or2012-620	42	530 N Wabash	Olympic Signs Co.
Or2012-595	47	2630 W Bradley Place	Parvin-Clauss Sign Co.
Or2012-587	50	6103 N Lincoln Avenue	Modern Signs Inc.