

Meeting Of The Committee on Zoning Landmark & Building Standards

TUESDAY JULY 23, 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 in Numerical Order
According to Ward

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MA-158 (Mayoral Application) ORDINANCE REFERRED (6-26-13)
DOCUMENT # O2013-5384

Amendment of Title 18 of the Municipal Code of Chicago by adding a new chapter;
Chapter 18-14 regarding **building energy use benchmarking**

MA-159 (Mayoral Application) ORDINANCE REFERRED (6-26-13)
DOCUMENT # O2013-5061

To amend Title 17 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding
and deleting language in regards to **the Central Area Parking District**

NO. TAD-503 (34th WARD) ORDINANCE REFERRED (6-5-13)
DOCUMENT # O2013-4198

To amend Title 17 Section 17-6-0403-F of the Municipal Code of Chicago, the Chicago
Zoning Code, by adding and deleting language in regards to **the permitted use of
Planned Manufacturing Districts for Sports and Recreation Participant**

NO. TAD-504 (35th WARD) ORDINANCE REFERRED (6-26-13)
DOCUMENT # O2013-4981

To amend Title 17 Section 17-3-503-E of the Municipal Code of Chicago, the Chicago
Zoning Code, by adding and deleting language in regards to **allowing light equipment
sales/rental within Planned Development No. 14**

NO. A-7914 (1st WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-5434

Common Address: 2510-20 West Cortland Street

Applicant: Alderman Proco Joe Moreno

Change Request: C1-1 Neighborhood Commercial District to RS3 Residential Single-
Unit (Detached House) District

NO. A-7915 (1st WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-5433

Common Address: 1802-22 North California Avenue

Applicant: Alderman Proco Joe Moreno

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

NO. A-7910 (4th WARD) ORDINANCE REFERRED (6/5/13)
DOCUMENT # O2013-4837

Common Address: 738-42 South Dearborn Street

Applicant: Alderman William Burns

Change Request: Residential Planned Development No. 512 to DX-12 Downtown Mixed-Use District

NO. A-7916 (11th WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-5434 *5435* *KR*

Common Address: 2618-20 South Green Street; 842-48 West 27th Street; 810-822 West 27th Street; 2615 South Peoria Street

Applicant: Alderman James Balcer

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

NO. A-7911 (12th WARD) ORDINANCE REFERRED (6/5/13)
DOCUMENT # O2013-4841

Common Address: 2001-11 West 35th Street

Applicant: Alderman George Cardenas

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

NO. A-7912 (12th WARD) ORDINANCE REFERRED (6/5/13)
DOCUMENT # O2013-4842

Common Address: 2025 West 35th Street

Applicant: Alderman George Cardenas

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

NO. A-7918 (23rd WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-5436

Common Address: 3501-19 West 63rd Street

Applicant: Alderman Michael Zalewski

Change Request: B1-1 Neighborhood Shopping District, B3-2 Community Shopping District and Planned Development No. 832 to B3-3 Community Shopping District

NO. A-7919 (25th WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-5438

Common Address: 1600-1729 South Peoria Street; 1600-1624 S Newberry Street;
834-92 West 18th Street; 827-925 West 16th Street

Applicant: Alderman Daniel Solis

Change Request: Planned Development No. 1012 to B3-2 Community Shopping
District

NO. A-7920 (38th WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-5439

Common Address: 8353-8355 West Irving Park Road

Applicant: Alderman Timothy Cullerton

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

NO. A-7921 (45th WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-5440

Common Address: 4665-4733 West Irving Park Road; 3906-40 N Kilpatrick Ave;
3911-85 N Milwaukee

Applicant: Alderman John Arena

Change Request: B3-2 Community Shopping District to B1-1 Neighborhood
Shopping District

NO. A-7922 (46th WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-5441

Common Address: 4220 North Beacon Street- Stockton Elementary School (4402-40
N Beacon Street; 1338-60 W Montrose Avenue; 4401-51 N Dover
Street)

Applicant: Alderman James Cappleman

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

NO. A-7923 (49th WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-5442

Common Address: 6801-6813 North Sheridan Road and 1146-1158 West Pratt
Boulevard

Applicant: Alderman Joseph A Moore

Change Request: B3-5 Community Shopping District to RT4 Residential Two-Flat,
Townhouse and Multi-Unit District

NO. 17748-T1 (1st WARD) ORDINANCE REFERRED (6/5/13)
DOCUMENT # O2013-4163

Common Address: 1537 West Fry Street

Applicant: KMS Development (Michael Skoulsky and Michael Kaplan)

Owner: KMS Development (Michael Skoulsky and Michael Kaplan)

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 two-story single-family home will be razed. The proposed zoning amendment will allow the Applicant to redevelop the site with a new three-story (with basement), three-unit, all residential building (approx. 4,718 sq. ft.). The proposed new building would offer a detached, three-car garage (with rooftop deck) at the rear of the lot. The proposed new building would also offer a roof top deck and private balconies off of the front of the dwelling units located on the (elevated) 1st floor and the 2nd floor. The proposed building will be all masonry and steel construction and measure 44'-10" in height.

NO. 17772-T1 (1st WARD) ORDINANCE REFERRED (6/5/13)
DOCUMENT # O2013-4962

Common Address: 1845 North St. Louis

Applicant: 76 Properties LLC (Jorge Sanchez and Alejandro Gonzalez)

Owner: 76 Properties LLC (Jorge Sanchez and Alejandro Gonzalez)

Attorney: Thomas Moore

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

Purpose: 5 New 3 story (33.1' high) residential Townhomes approximately 1,973 s.f. per unit and a 5 car garage

NO. 17746 (3rd WARD) ORDINANCE REFERRED (6/5/13)
DOCUMENT # O2013-4161

Common Address: 3745-3759 South Indiana Avenue; 3801-3857 South Indiana Avenue; 3808-3848 South Indiana Avenue, 201-209 East Pershing Road; 3800 South Prairie Avenue; and 3804-3858 South Prairie Avenue

Applicant: Apostolic Faith Church

Owner: City of Chicago and Apostolic Faith Church

Attorney: Tim Hinchman

Change Request: RM-5 Multi Unit District and B3-3 Community Shopping District to RM-5 Multi Unit District and then to an Institutional Planned Development

Purpose: Rehabilitation and expansion of the existing religious assembly facility, consisting of the construction of a new four thousand (4,000) seat sanctuary and three floors of administrative office space and meeting rooms, community center, day care, and the provision of accessory, off-street on-site and off-site parking and related accessory uses.

NO. 17771 (10th WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-4960

Common Address: 10264-76 South Indianapolis Ave

Applicant: Wieslaw Mosson

Owner: Wieslaw Mosson

Attorney: Rolando Acosta

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

Purpose: No new construction is anticipated. Existing improvements will be re-used for auto sales and repairs.

NO. 17747 (11th WARD) ORDINANCE REFERRED (6/5/13)
DOCUMENT # O2013-4162

Common Address: 3405 South Parnell Ave

Applicant: Mary Jean Chan, Erica Chan, and James Chan

Owner: Mary Jean Chan

Attorney: Richard Toth

Change Request: M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District

Purpose: One dwelling unit residential home.

NO. 17753 (19th WARD) ORDINANCE REFERRED (6/5/13)
DOCUMENT # O2013-4168

Common Address: 9059 South Western Avenue

Applicant: Joseph Wright

Owner: Michael Strick

Attorney: NA

Change Request: B1-2 Neighborhood Shopping District to B3-1 Community Shopping District

Purpose: Discount Auto Service Clinic. Diagnosis of Power Train, suspension, HVAC repair. 1 Story building 2,800 sq.ft. 13 Parking Spaces

NO. 17770 (23rd WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-4959

Common Address: 6100-6128 South Pulaski Road; 4011 West 61st Street

Applicant: AutoZone Inc (See application for list of LLC members)

Owner: AutoZone Inc (See application for list of LLC members)

Attorney: Rolando Acosta

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

Purpose: A one story, approximately 7,324 sq.ft auto parts store and 27 parking spots

NO. 17749 (24th WARD) ORDINANCE REFERRED (6/5/13)
DOCUMENT # O2013-4164

Common Address: 3116-24 West Cermak Road

Applicant: Ramon Pedro

Owner: Ramon Pedro

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The existing one-story building and parking area shall remain. The only proposed construction involves the interior build-out of the space (3118-24 W. Cermak) into the currently vacant commercial space immediately to the east (3116 W. Cermak), to allow for the expansion of the liquor store. Two garage parking spaces will also be located at the rear of the grade-level commercial space. The existing above grade residential dwelling unit (3116 W. Cermak) will remain unchanged, except for some minor interior renovations. The property will also provide on-site (off-street) parking for 11 vehicles, with 9 outdoor paved parking spaces (including 1 designated handicap space) and 2 indoor garage parking spaces.

NO. 17760 (24th WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-4945

Common Address: 3108 West Cermak Road

Applicant: Edgar Martinez

Owner: Edgar Martinez

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: Preparation and both wholesale and retail sales of ice cream within the existing retail space (approx. 2,500 square feet); existing 2 dwelling units will remain; existing three story building

NO. 17763 (24th WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-4948

Common Address: 3051 West Cullerton Street

Applicant: Mt. Prospect Properties LLC (Anita, Brendan, Bairbee and Garrett Cahill)

Owner: Mt. Prospect Properties LLC (Anita, Brendan, Bairbee and Garrett Cahill)

Attorney: Thomas Moore

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

Purpose: Add 2 residential dwelling units in the basement of an existing 3 story 3 residential dwelling unit building.

NO. 17750 (25th WARD) ORDINANCE REFERRED (6/5/13)
DOCUMENT # O2013-4165

Common Address: 1343-1345 West 19th Street

Applicant: The Suzumoto Family Trust (Mark and Susan Suzumoto)

Owner: The Suzumoto Family Trust (Mark and Susan Suzumoto)

Attorney: Scott Borstein

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-2 Neighborhood Commercial District

Purpose: The first floor space will be utilized primarily for artist studios and a gallery. An existing one story shed at rear of property will also be used for artist work. The exhibition space will be used to display the work of local artists, and will be open for limited hours. Three off-street parking spaces are planned. There are two 2nd floor apartments which will remain. The 1 st floor "commercial" area is roughly 3,000 sq. ft.

NO. 17767 (26th WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-4956

Common Address: 2653 West Hirsch

Applicant: Evonne Velasquez

Owner: Evonne Velasquez

Attorney: NA

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

Purpose: 3 Dwelling unit residential with existing 2 car garage (no change to height of building after rezoning)

NO. 17755 (29th WARD) ORDINANCE REFERRED (6/5/13)
DOCUMENT # O2013-4170

Common Address: 6202-6210 West North Avenue

Applicant: JSRC Inc. d/b/a North Ridge Cleaners (Susan Chun)

Owner: George Novogroder

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning amendment in order to locate and establish a dry cleaning plant facility within the retail tenant space at 6204 W. North Ave. Other than interior alterations to the subject tenant space at 6204 W. North Ave., there are no proposed changes to or expansions of the existing one story building. The eight (8) parking spaces located on the east side of the subject zoning lot will remain and continue to serve the retail uses.

NO. 17751 (30th WARD) ORDINANCE REFERRED (6/5/13)
DOCUMENT # O2013-4166

Common Address: 3700-3714 West Addison Street

Applicant: Mohammad Iqbal

Owner: Mohammad Iqbal

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant intends on operating a gasoline Filing station and convenience store at the subject property after the zoning amendment is approved by City Council. A new one-story convenience store building containing approximately 3,455 sq. ft. of total building area will be constructed. Four (4) gasoline pumps will be relocated on-site. Ten (10) new on-site parking spaces will be installed on-site as well.

NO. 17768 (30th WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-4957

Common Address: 4540 West Belmont Avenue

Applicant: Intrinsic Schools

Owner: Shannon Holdings Company

Attorney: Graham Grady

Change Request: M1-1 Limited Manufacturing/ Business Park District to B1-1 Neighborhood Shopping District and then to a Institutional Planned Development

Purpose: The proposed use is a charter school. Some existing buildings will be reused for classrooms. A new administrative building will be constructed. There will be 27 parking spaces on site. The height of the tallest building is 40'. There are no residential units or commercial space.

NO. 17762 (31st WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-4947

Common Address: 2917-39 North Central Avenue

Applicant: Zitella Group (Sam Zitella)

Owner: Bank Financial ATUT # 010994

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: To divide the property into 2 zoning lots and build 2 multi-unit residential buildings: one with 18 dwelling units (18 parking spaces) and the other building with 12 dwelling units (12 parking spaces); the height for both buildings will be 37'-0"; no commercial units.

NO. 17765 (32nd WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-4952

Common Address: 2954-56 North Racine

Applicant: 2954 N Racine LLC (See application for list of LLC members)

Owner: 2954 N Racine LLC (See application for list of LLC members)

Attorney: Jessica Schramm

Change Request: RM-5.5 Multi Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The existing, 3-story building will continue to provide a total of ten (10) residential units and four (4) parking spaces in two (2), 2-car parking garages. The sole purpose of this downzoning is to restore the prior RT-4 zoning designation in accordance with an agreement with Alderman Waguespack and the South Lakeview Neighbors.

NO. 17757 (33rd WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-4942

Common Address: 3001 North California Avenue

Applicant: MDN Development Inc (Dan and Gloria Chambers)

Owner: Anthony Bottalla and Aldo Bottalla

Attorney: Law Offices of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

Purpose: The now vacant property will be developed with three (3) new three-story six (6) unit residential buildings. Each building will be masonry in construction and 39'-1" in height. Each of the three (3) lots will provide six (6) on-site parking spaces at the rear

NO. 17752 (36th WARD) ORDINANCE REFERRED (6/5/13)
DOCUMENT # O2013-4167

Common Address: 6701 West Belmont Avenue

Applicant: 6701 W Belmont LLC (Howard Natinsky and Mitch Goltz)

Owner: Series U of IBT Holdings, LLC

Attorney: John Fritchey of F4 Consulting Ltd.

Change Request: M1-1 Limited Manufacturing/ Business Park District to B3-1 Community Shopping District

Purpose: Applicant seeks to establish retail businesses in an existing one-story brick building on a parcel containing approximately 51 off-street parking spaces.

NO. 17758 (37th WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-4943

Common Address: 5337-5357 West Grand Avenue

Applicant: Noble Network of Charter Schools

Owner: Rubenstein Lumber Co.

Attorney: Graham Grady

Change Request: M1-2 Limited Manufacturing/ Business Park District to C3-1 Commercial, Manufacturing and Employment District and then to a Institutional Planned Development

Purpose: The use will be a new charter school and will contain class rooms; lab space; a multi-purpose athletic field; gym; and administrative offices. There will be 39 parking spaces on site. The tallest portion of any building is 43'. No residential or commercial space.

NO. 17754 (41st WARD) ORDINANCE REFERRED (6/5/13)
DOCUMENT # O2013-4169

Common Address: 5134 North Newcastle

Applicant: Tomasz Gniedziejko

Owner: Tomasz Gniedziejko

Attorney: Paul Kolpak

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

Purpose: A single family dwelling unit with a 2 car detached garage – each dwelling unit will have an FAR of 2898 sq.ft. and a height of 27"-10' feet. The North & South side yards will be 3", front yard setback of 20' and 428 feet of rear yard open space. The current 60 x 123.37 lot will be divided into 2- 30 x 123.37 lots

NO. 17761-T1 (43rd WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-4946

Common Address: 1907-09 North Bissell Avenue

Applicant: PLD, LLC Series A (Sabina Szura and Jolanta Szura)

Owner: PLD, LLC Series A (Sabina Szura and Jolanta Szura)

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5.5 Residential Multi-Unit District

Purpose: Division of an improved zoning lot; existing building will remain (converted from 7DU to 3 DU) with 3 parking spaces; existing height/ no change; the proposed new building will have 3DU and 3 parking spaces; height: 47'

NO. 17764 (43rd WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-4950

Common Address: 1122 West Fullerton

Applicant: Mary Hickey-Panayotou

Owner: Mary Hickey-Panayotou

Attorney: Dean Maragos

Change Request: B1-2 Neighborhood Shopping District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: A three-story residential building with three dwellings, three parking spaces, no commercial space, and a height of no more than 38 feet

NO. 17756 (44th WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-4941

Common Address: 3701-3703 North Ashland Avenue; 1548-1556 West Waveland

Applicant: Ashland & Waveland LLC (John and Robert Mangan)

Owner: Ashland & Waveland LLC (John and Robert Mangan)

Attorney: John George, of Schuyler, Roche & Crisham, P.C.

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The property will be developed with, six dwelling units above approximately 2,600 square feet of commercial space. It will include a six car garage. The height of the building is approximately 47 feet.

NO. 17766 (45th WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-4955

Common Address: 4038 North Milwaukee Avenue

Applicant: 4038 N Milwaukee Management Group LLC (Quay Tao and Hoa Trieu)

Owner: 4038 N Milwaukee Management Group LLC (Quay Tao and Hoa Trieu)

Attorney: Dan Tran

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

Purpose: The proposed use will be a restaurant with a bar. Dwelling unit will remain. The same first floor will house the restaurant (2800 sq.ft) There are no parking spaces, height will be unchanged

NO. 17759-T1 (47th WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-4944

Common Address: 2034-40 West Lawrence Ave; 4800 North Seeley Avenue

Applicant: Gretchen Orendorf and Eammon Stafford

Owner: Gretchen Orendorf and Eammon Stafford

Attorney: Thomas Moore

Change Request: B1-1 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

Purpose: To build a new 4 story (47' in height) mixed use building, with office/retail on the first floor and 3 residential units above and a 3 car garage.

NO. 17769-T1 (49th WARD) ORDINANCE REFERRED (6/26/13)
DOCUMENT # O2013-4958

Common Address: 7313 to 7333 North Sheridan Road; 1233 to 1247 West Sherwin Avenue

Applicant: Rogers Park Solutions LLC

Owner: Rogers Park Solutions LLC

Attorney: Andrew Scott

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-5 Neighborhood Shopping District

Purpose: The applicant wishes to redevelop the property for use as an approximately 250 space non-accessory parking garage that is approximately 58 feet in height.