

# Meeting Of The Committee on Zoning Landmark & Building Standards

THURSDAY AUGUST 23, 2012 AT 10:00 AM  
Council Chambers, 2<sup>nd</sup> 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

2012 AUG 16 PM 12: 08  
OFFICE OF THE  
CITY CLERK

NO. A-7837 (11<sup>th</sup> WARD) ORDINANCE REFERRED (6/27/12)  
DOCUMENT # O2012-4504

Common Address: 4323-27 South Halsted Street  
Applicant: Alderman James Balcer  
Change Request: C1-2 Neighborhood Commercial District to RS-1 Residential  
Single-Unit (Detached House)

NO. A-7836 (28<sup>th</sup> WARD) ORDINANCE REFERRED (6/27/12)  
DOCUMENT # O2012-4503

Common Address: 629 North Lockwood  
Applicant: Alderman Jason Ervin  
Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5  
Residential Two-Flat Townhouse and Multi-Unit District

NO. A-7839 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (6/27/12)  
DOCUMENT # O2012-4608

Common Address: 2239-41 W Shakespeare Avenue  
Applicant: Alderman Scott Waguespack  
Change Request: RM4.5 Residential Multi-Unit District to RS3 Residential  
Single-Unit (Detached House) District

NO. A-7838 (45<sup>th</sup> WARD) ORDINANCE REFERRED (6/27/12)  
DOCUMENT # O2012-4518

Common Address: 4415-4423 North Milwaukee Avenue  
Applicant: Alderman John Arena  
Change Request: B1-1 Neighborhood Shopping District to B3-1 Community  
Shopping District

NO. 17525 (11<sup>th</sup> WARD) ORDINANCE REFERRED (6/27/12)  
DOCUMENT # O2012-4416

Common Address: 3267 South Halsted Street

Applicant: AIRAM, Inc. (Maria and Omar Solis)

Owner: AIRAM, Inc. (Maria and Omar Solis)

Attorney: The Bennett Law Group

Change Request: B1-2 Neighborhood Shopping District to C1-3 Neighborhood Commercial District

Purpose: The applicant seeks to rezone the property to establish an upscale lounge on the property

NO. 17516 (12<sup>th</sup> WARD) ORDINANCE REFERRED (6/27/12)  
DOCUMENT # O2012-4407

Common Address: 3336-38 South Hamilton Avenue

Applicant: Carmen Zhen

Owner: Carmen Zhen

Attorney: NA

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

Purpose: to be able to build a 2 flat 2 dwelling unit residential building with 2 parking spaces on the empty lot at 3338 S Hamilton Ave, adjacent to an existing 2 flat 2 dwelling unit residential building with 2 parking spaces located at 3336 S Hamilton Avenue

NO. 17515 (19<sup>th</sup> WARD) ORDINANCE REFERRED (6/27/12)  
DOCUMENT # O2012-4406

Common Address: 2043-53 W 95<sup>th</sup> Street

Applicant: Peter Coccaro

Owner: Peter Coccaro

Attorney: NA

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

Purpose: Beverly Hills Garage seeks to repair and sell vintage cars. All activities will be limited to the interior of existing building

NO. 17523 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (6/27/12)  
DOCUMENT # O2012-4414

Common Address: 2501 South Central Park Avenue

Applicant: Manuel Martinez

Owner: Manuel Martinez

Attorney: Thomas S. Moore

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-2 Community Shopping District

Purpose: 3 Story, 2 residential dwelling units above the first floor and 2 retail store units approximately 1,180 sq ft in total on the first floor, with a 1 story 2 car attached garage in the rear.

NO. 17528 (24<sup>th</sup> WARD) ORDINANCE REFERRED (6/27/12)  
DOCUMENT # O2012-4419

Common Address: 408-424 South Kostner

Applicant: Northern Associates Inc. (Nusrat Choudray)

Owner: Northern Associates Inc. (Nusrat Choudray)

Attorney: Richard Kruse

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

Purpose: Single story commercial brick building- 2433 square feet housing a Convenient Store, Subway Sandwich Shop, Automatic Car Wash and filling station. Site will have a minimum of 10 off street parking spaces.

NO. 17522 (25<sup>th</sup> WARD) ORDINANCE REFERRED (6/27/12)  
DOCUMENT # O2012-4413

Common Address: 1813 South Bishop

Applicant: Nicholas Lombardi

Owner: Nicholas Lombardi

Attorney: Chico & Nunes P.C.

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

Purpose: The reason for the zoning amendment is to bring the existing storage facility, which contains perishable and dry goods, and serves the grocery store located at 1810 S. Blue Island, into conformity under the Chicago Zoning Ordinance in terms of permitted use.

NO. 17526 (25<sup>th</sup> WARD) ORDINANCE REFERRED (6/27/12)  
DOCUMENT # O2012-4417

Common Address: 1600 S Jefferson

Applicant: Base Sixteen, LLC (Dimitrios and Epaminodas Kourkouvis)

Owner: Base Sixteen, LLC (Dimitrios and Epaminodas Kourkouvis)

Attorney: Endy Zemenides

Change Request: M2-3 Light Industry District to B2-5 Neighborhood Mixed Use District

Purpose: Applicant proposes to redevelop an existing 5 story building into a 25 unit, 42,200 square foot, 70' in height building with 25 parking spaces, retail and uses accessory to the residential units on the first floor, and a sixth floor addition to portions of the building.

NO. 17517 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6/27/12)  
DOCUMENT # O2012-4408

Common Address: 1102 North Pulaski Road

Applicant: Yolonda Taylor

Owner: Yolonda Taylor

Attorney: NA

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

Purpose: To allow a hair salon and 2 dwelling units, existing building , no change- 2 parking spaces

NO. 17521 (28<sup>th</sup> WARD) ORDINANCE REFERRED (6/27/12)  
DOCUMENT # O2012-4412

Common Address: 2824-2844 West Taylor Street

Applicant: Twenty-three Corporation (Shaun Gayle)

Owner: City of Chicago

Attorney: John George

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

Purpose: Applicant proposes to construct an indoor sports facility, approximately 20,575 sq.ft. and an approximate height of 39 feet

NO. 17527 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (6/27/12)  
DOCUMENT # O2012-4418

Common Address: 1819-1825 W Newport

Applicant: 1825 Newport LLC (John Sears)

Owner: 1825 Newport LLC (John Sears)

Attorney: Endy Zemenides

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-2  
Neighborhood Mixed Use District

Purpose: The existing two story former manufacturing building shall be remodeled to accommodate an approximately 8,500 square foot day care facility (on the first floor) with the ability to expand into the existing second floor to include accessory space for day care facility. All work will be within existing building, and facility will feature four interior parking spaces.

NO. 17513 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (6/27/12)  
DOCUMENT # O2012-4404

Common Address: 4015 N Sawyer Avenue

Applicant: Chicago Land Trust Title Company #1006000323 (Greg and Barbara Mruk)

Owner: Chicago Land Trust Title Company #1006000323 (Greg and Barbara Mruk)

Attorney: Thomas Moore

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

Purpose: a vacant lot will be used for 3 employee parking spaces and a staging area for a car wash across the alley to the South (3218 W Irving Park Road)

NO. 17514 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (6/27/12)  
DOCUMENT # O2012-4405

Common Address: 3218 W Irving Park Road

Applicant: Chicago Land Trust Title Company #1006000323 (Greg and Barbara Mruk)

Owner: Chicago Land Trust Title Company #1006000323 (Greg and Barbara Mruk)

Attorney: Thomas Moore

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

Purpose: to rebuild a new 1 story 3,076 sq.ft. car wash with 11 self serve vacuum spaces (1 handicapped)

NO. 17524 (40<sup>th</sup> WARD) ORDINANCE REFERRED (6/27/12)  
DOCUMENT # O2012-4415

Common Address: 5510-5544 North Western

Applicant: Oleg Levit

Owner: Oleg Levit

Attorney: Daniel Lauer

Change Request: B1-2 Neighborhood Shopping District and B3-2 Community Shopping District to C2-2 Motor Vehicle Related Commercial District

Purpose: Rezoned in order to allow the property to be used for personal and commercial vehicle repairs, light equipment sales/rental-outdoor as to 5528 N. Western, and animal boarding. All buildings are single story, except for two which have one (each) apartment above.

NO. 17518 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (6/27/12)  
DOCUMENT # O2012-4409

Common Address: 2219 North Fremont

Applicant: ATG Trust Company under land trust No.TH00259

Owner: ATG Trust Company under land trust No.TH00259

Attorney: Chico & Nunes P.C.

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

Purpose: The reason for the zoning amendment is to bring the existing enclosed terrace, located on the third floor of the existing single family home, into compliance with the Chicago Zoning Ordinance in regards to floor area ratio (FAR) (existing FAR is 4,893 sq. ft.) and height (existing height is 41 .8').

NO. 17519(44<sup>th</sup> WARD) ORDINANCE REFERRED (6/27/12)  
DOCUMENT # O2012-4410

Common Address: 857-939 W. Barry; 3032-3058 N. Wilton; 3033-3059 N. Wilton; 800-938 W. Wellington; 901-939 W. Wellington; 2934-2958 N. Mildred Ave.; 900-908 W. Oakdale; 3000-3020 N. Halsted; 3001-3021 N. Dayton St.; 3000-3024 N. Dayton St.

Applicant: Advocate Northside Health Network

Owner: Advocate Northside Health Network

Attorney: John George

Change Request: Institutional Planned Development No 50 to Institutional Planned Development No 50, as amended

Purpose: Applicant proposes constructing a new hospital. See Planned Development Statements and exhibits for additional info