

Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
June 5, 2012
To be reported out June 6, 2012

NO. TAD-487 (42nd WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2254

To amend Title 17 Section 17-4 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *modifying floor area ratio bonus menu for public benefit/ Amenity with Upper Level Setbacks*

2012 JUN 5 PM 3:44
CITY CLERK

NO. TAD-486 (30th WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-1369

PASS AS AMENDED

To amend Title 17 Section 17-11-0200 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *to extending the deadline until June 15, 2014, for compliance of business establishments with landscape requirements*

NO. A-7804 (50th WARD) ORDINANCE REFERRED (4-24-12)
DOCUMENT # O2012-3172

Common Address: 6909-19 N Western Avenue/ 2339-49 West Morse Avenue

Applicant: Alderman Debra Silverstein

Change Request: B2-5 Neighborhood Mixed Use District to B3-2 Community Shopping District

NO. A-7806 (43rd WARD) ORDINANCE REFERRED (4-24-12)
DOCUMENT # O2012-2252

PASS AS REVISED

Common Address: North Webster/ North Clark Street/ Lincoln Park West/ West Grant Place/ (See ordinance for specific boundaries)

Applicant: Alderman Michele Smith

Change Request: Institutional Planned Development No 697 to Institutional Planned Development 697, as amended

NO. A-7811 (24th WARD) ORDINANCE REFERRED (4-24-12)
DOCUMENT # O2012-2432

Common Address: 1641 South Pulaski Road

Applicant: Alderman Michael Chandler

Change Request: C1-2 Neighborhood Commercial District to RS3 Residential Single-Unit (Detached House) District

NO. A-7819 (21st WARD) ORDINANCE REFERRED (5-9-12)
DOCUMENT # O2012-3349

Common Address: 8140 South Racine Avenue

Applicant: Alderman Howard Brookins Jr

Change Request: C2-2 Motor Vehicle Related Commercial District to B2-3 Neighborhood Mixed-Use District

NO. A-7816 (20th WARD) ORDINANCE REFERRED (5-9-12)
DOCUMENT # O2012-3474

Common Address: 4848-50 South Ashland Avenue
Applicant: Alderman Willie Cochran
Change Request: B3-2 Community Shopping District to a B2-3 Neighborhood Mixed-Use District

NO. A-7817 (20th WARD) ORDINANCE REFERRED (5-9-12)
DOCUMENT # O2012-3479

Common Address: 4859 South Throop Street
Applicant: Alderman Willie Cochran
Change Request: C1-2 Neighborhood Commercial District to RM-5 Multi Unit District

NO. 17475 (50th WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2207

Common Address: 3016 West Peterson Avenue
Applicant: Lev Wolkowicki
Owner: Lev Wolkowicki
Attorney: Gary Wigoda
Change Request: B2-3 Neighborhood Mixed-Use District to B3-1 Community Shopping District
Purpose: to allow a new one story retail building of 7,040 sq.ft.; there is no residential use and 18 parking spaces will be provided

NO. 17455 (47th WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2186

Common Address: 4416 North Winchester
Applicant: Ger Development Corporation (Geraldine Cronnolly)
Owner: Ger Development Corporation (Geraldine Cronnolly)
Attorney: Law Offices of Samuel VP Banks
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The existing 3 story two dwelling unit shall be razed. The proposed zoning amendment will allow the applicant to redevelop the site with a new 3 ½ story, four dwelling unit residential building with on site garage parking for 4 cars, the proposed building will be 38' in height.

NO. 17465 (47th WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2196

Common Address: 4113 North Western Avenue

Applicant: 4113 North Western Avenue, LLC (Azeem Kahn)

Owner: 4113 North Western Avenue, LLC (Azeem Kahn)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The applicant intends to construct a new four story mixed use building (7,300 sq.ft.) the maximum mean height for the building would be 45.0'. the building would contain one commercial unit at grade level (1900 sq.ft.) and three rental residential dwelling units above grade (1800 sq.ft. each) there would be three parking spaces located at the rear of the lot

NO. 17471 (47th WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2202

Common Address: 1952 West Lawrence

Applicant: 1952 West Lawrence LLC (Ken & Erwin Schiffman)

Owner: 1952 West Lawrence LLC (Ken & Erwin Schiffman)

Attorney: Thomas Moore

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

Purpose: A ground floor retail space of 1,905 sq.ft., 1,192 sq.ft behind the retail space for 6 indoor parking spaces, and a 3 story addition totaling 11,151 sq.ft for 6 residential units on the 2nd, 3rd, and 4th floors, totaling in a building height of 50'

NO. 17482 (47th WARD) ORDINANCE REFERRED (4-24-12)
DOCUMENT # O2012-2998

PASS AS AMENDED

Common Address: 1619-25 West Irving Park Road

Applicant: Terrence Lyons

Owner: Terrence Lyons

Attorney: Gordon & Pikarski

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

Purpose: The building will be a mixed use with ground and second floor commercial space used in conjunction with the adjacent restaurant and four residential units above the commercial. The existing parking for the entire lot will be maintained.

NO. 17382 (46th WARD) ORDINANCE REFERRED (12-14-11)
DOCUMENT # O2011-9712

PASS AS AMENDED

Common Address: 800-24 West Bradley Place; 3736-54 North Halsted; 815-31 West Grace

Applicant: Halsted Grace Ventures (See application for list of LLC members)

Owner: Open Arms United Worship Center

Attorney: John George

Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District and then to a Business Planned Development

Purpose: To develop the site with a mixed use development containing residential, retail and retaining existing Church

NO. 17462 (45th WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2193

Common Address: 5240 North Milwaukee Avenue

Applicant: Milwaukee Foster LLC (See application for list of LLC members)

Owner: Dominic and Jean Noel Minniti

Attorney: Graham Grady

Change Request: M1-1 Limited Manufacturing/ Business Park District to C1-1 Neighborhood Commercial District

Purpose: To establish a parking lot for an existing Walgreens drug store located on an adjacent parcel at 5230 N Milwaukee. Approximately 15,681 sq.ft. in area with 35 off street parking spaces

NO. 17470 (45th WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2201

Common Address: 6202-6206 W Norwood

Applicant: Angelo & Luz Roasado

Owner: Angelo & Luz Roasado

Attorney: Thomas Moore

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

Purpose: eight residential dwelling units with three existing parking spaces, 8,437.2 sq.ft. and approximately 45 ft in height

NO. 17450 (43rd WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2181

Common Address: 2731 North Wilton

Applicant: The 2731 North Wilton Condo Association (Kathleen McNaughton, Lindsay Blohm, Matthew Lawrence)

Owner: The 2731 North Wilton Condo Association (Kathleen McNaughton, Lindsay Blohm, Matthew Lawrence)

Attorney: Thomas Moore

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

Purpose: To down zone the property back to its original zoning per an agreement with the Alderman

NO. 17451 (43rd WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2182

Common Address: 829 W Wrightwood

Applicant: 829 W Wrightwood Condo Association (Boyd Huffman, Alexandra Berlin, Edward Davis)

Owner: The 2731 North Wilton Condo Association (Boyd Huffman, Alexandra Berlin, Edward Davis)

Attorney: Thomas Moore

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

Purpose: To down zone the property back to its original zoning per an agreement with the Alderman

NO. 17453 (43rd WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2184

Common Address: 2034-2038 N Sheffield

Applicant: 2034-2038 N Sheffield LLC (Gregory & Lizeth Bates)

Owner: 2034-2038 N Sheffield LLC (Gregory & Lizeth Bates)

Attorney: Thomas Moore

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

Purpose: To down zone the property back to its original zoning per an agreement with the Alderman

NO. 17456 (43rd WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2187

Common Address: 1906 North Halsted Street

Applicant: Fitzsimmons Surgical Supply, Inc. (Tom Fitzsimmons)

Owner: Fitzsimmons Surgical Supply, Inc. (Tom Fitzsimmons)

Attorney: Law Offices of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-1 Neighborhood Shopping District

Purpose: The existing one story brick building will remain. This will allow a retail use (personal service Salon) to be reestablished and licensed at the property. There is one on site parking space that will remain. there are no dwelling units established at the property

NO. 17419 (42nd WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-603

PASS AS AMENDED

Common Address: 320-42 East Upper North Water St; 435-63 North Park Dr; 432-462 North New Street

Applicant: New Water Park LLC (Donald Wilson Jr.)

Owner: New Water Park LLC (Donald Wilson Jr.)

Attorney: John George

Change Request: Residential Business Planned Development No 368 to Residential Business Planned Development No 368, as amended

Purpose: To adjust the bulk regulations of Sub Area B to allow the construction of a mixed use development at the subject property

NO. 17452 (32nd WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2183

Common Address: 1042 W Wrightwood

Applicant: 1042 W Wrightwood LLC (Gregory & Lizeth Bates)

Owner: 1042 W Wrightwood LLC (Gregory & Lizeth Bates)

Attorney: Thomas Moore

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

Purpose: To down zone the property back to its original zoning per an agreement with the Alderman

NO. 17454 (32nd WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2185

Common Address: 1253 W Wrightwood

Applicant: Eric Kozlowski

Owner: Martin Hill

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The existing 2 ½ story frame home will be razed. The proposed zoning amendment is to allow the applicant to develop the site with a new three story single family home. The new home will offer 2 garage parking spaces and will be constructed to a height of 38'

NO. 17474 (31st WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2206

PASS AS AMENDED

Common Address: 4448 West Diversey Avenue

Applicant: Nodarse Family LLC (Israel Nodarse & Luisa Nodarse)

Owner: Nodarse Family LLC (Israel Nodarse & Luisa Nodarse)

Attorney: Fernando Grillo

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

Purpose: There will be no change to the subject property. It will remain a one story commercial/ retail building of 3,258 sq.ft. with parking on the balance of the lot.

NO. 17481 (27th WARD) ORDINANCE REFERRED (4-24-12)
DOCUMENT # O2012-2988

Common Address: 1461 W Augusta Boulevard

Applicant: Eddie McBrearty

Owner: Eddie McBrearty

Attorney: Gordon & Pikarski

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

Purpose: The new construction building will be used entirely for residential purpose. The building will contain three units including three parking spaces and a height of approx 39 feet

NO. 17464 (26th WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2195

Common Address: 532-534 North Hermitage Avenue

Applicant: ecoLuxe, LLC (Aleksandra Dubovik)

Owner: Sharon Scott, Gregory Cambora, Jeffery Cambora

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The subject property will create two separate zoning lots and will be improved with 2 new 3 story (with basement) residential buildings, of which each building will contain 2 (duplex) residential dwelling units and provide two interior parking spaces. The proposed square footage for each building shall be 3,260 sq ft. the proposed height of each of the building shall be 37'10"

NO. 17479 (25th WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2211

Common Address: 1352 West Taylor Street

Applicant: 1352 West Taylor LLC (David Morton and Michael Kornick)

Owner: John Gennero & Mary Jo Shovanec

Attorney: Rolando Acosta

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-3 Community Shopping District

Purpose: Existing building will be redeveloped and a rear and third story addition constructed for a three story restaurant with a outdoor roof deck with a total of approximately 7500 sq.ft. No dwelling units proposed at this time. No on-site parking or loading will be provided

NO. 17459 (22nd WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2190

Common Address: 2323 South Kostner

Applicant: Ana Rameriz

Owner: Ana Rameriz

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: Three dwelling unit residential building, existing parking, height 38 feet

NO. 17458 (21st WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2189

Common Address: 9023 South Beverly Avenue/ 9016-30 South Hermitage

Applicant: Gregory Fischer

Owner: 9023 S Beverly Development LLC

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: RS-2 Residential Single-Unit (Detached House) to C1-1 Neighborhood Commercial District

Purpose: to establish a winery and brewery with retail sales within the existing one story building, approximately 8,600 sq.ft. of commercial space; existing parking deficit

NO. 17463 (18th WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2194

Common Address: 7900 South Western Avenue

Applicant: Cash America, Inc. of Illinois

Owner: 7900 S Western Building, LLC

Attorney: Michael Castellino, Del Galdo, Law Groups

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

Purpose: To allow for the operation of a pawn shop pursuant to a special use permit that will be sought after the property is rezoned

NO. 17430 (15th WARD) ORDINANCE REFERRED (2-15-12)
DOCUMENT # O2012-635

Common Address: 3258 West 62nd Street; 6147-59 South Spaulding

Applicant: Rafael Garcia

Owner: Rafael Garcia

Attorney: NA

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

Purpose: To convert 2 sections of the basement into 2 residential dwelling units and bring the entire property into zoning compliance as a 10 residential unit building

NO. 17457 (15th WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2188

Common Address: 6223 South Seeley Avenue
Applicant: Elora Parker
Owner: Elora Parker
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: Three dwelling unit residential building with two parking spaces

NO. 17466 (14th WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2197

Common Address: 3136-3142 West 55th Street
Applicant: 55th & K LLC (Gene Gaudio)
Owner: (See application for list of owners)
Attorney: Law Offices of Samuel VP Banks
Change Request: RS3 Residential Single-Unit (Detached House) District to B3-1
Community Shopping District
Purpose: The two existing structures on the zoning lot will be razed. The proposed zoning amendment will allow the applicant to redevelop the site with a new non-required, accessory parking lot which will provide a total of 30 parking spaces. The lot is intended to provide additional parking for an existing neighboring business

NO. 16647 (7th WARD) ORDINANCE REFERRED (6-11-08)
DOCUMENT # PO2008-4673

PASS AS REVISED

Common Address: 2260-2300 E 99th Street
Applicant: Catholic Charities Housing Development Corp.
Owner: The Catholic Bishop of Chicago
Attorney: Bridget O'Keefe
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5
Residential Multi-Unit District and then to a Planned Development
Purpose: An up to 5 story (47' high) senior residential building with approximately 86 one bedroom residential units and 36 parking spaces. The building will feature activity areas, laundry facilities, a wellness suite, a community room and offices.

NO. 17476 (4th WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2208

Common Address: 1539 East 53rd Street

Applicant: Lake Park Associates, Inc (The University of Chicago)

Owner: Lake Park Associates, Inc (The University of Chicago)

Attorney: Danielle Meltzer Cassel

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

Purpose: No dwelling units exist or are proposed. The existing commercial space (approximately 25,000s.f. in a 2-story building) will be retained and renovated. No floor area or height expansions are proposed, though ground-level or rooftop outdoor seating areas may be proposed at a later date. The existing parking lot has approximately 49 spaces-Spaces might be modified to accommodate a larger loading area or outdoor dining area but will not be reduced to fewer than 38

NO. 17460 (1st WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2191

Common Address: 1366 North Milwaukee

Applicant: Golin Family Trust (Barry and Howard Golin)

Owner: Golin Family Trust (Barry and Howard Golin)

Attorney: Thomas Murphy

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

Purpose: To allow a tavern with a public place of amusement: existing one story, 19ft high building, no parking, 1 commercial space, no dwelling units

Historical Landmark Designations

DOC# O2012-3295 (30th WARD) ORDINANCE REFERRED (5-9-12)

Designation of the Pioneer Trust and Savings Bank Building located at 4000 West North Avenue as a Chicago Landmark

DOC# O2012-3296 (48th WARD) ORDINANCE REFERRED (5-9-12)

Designation of the Rivera Motor Sales Company located at 5948-60 North Broadway as a Chicago Landmark

Historical Landmark Fee Waivers

DOC# Or2012-266 (1st WARD) ORDER REFERRED (5-9-12)

Waiver of Building Permit Fees for the property located at 2051 West Evergreen Ave

DOC# Or2012-208 (9th WARD) ORDER REFERRED (4-24-12)

Waiver of Building Permit Fees for the property located at 11318 S Forrestville Ave **WITHDRAWN**

DOC# Or2012-267 (35th WARD) ORDER REFERRED (5-9-12)

Waiver of Building Permit Fees for the property located at 2778 N Milwaukee Avenue

DOC# Or2012-240 (35th WARD) ORDER REFERRED (4-24-12)

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

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

Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
Or2012-214	2	1221 S Wabash Avenue	American Sign Factory
Or2012-215	2	901 W Adams St	Parvin- Clauss Sign Co.
O2012-3340	4	4659 S Cottage Grove	Icon Identity Solutions
Or2012-213	4	1558 E 53 rd St	M-K Signs Inc.
Or2012-261	7	2320 E 93 rd St	Shaw Electric Sign Co.
Or2012-2311	8	1225 E 87 th Street	Awnings Express
Or2012-187	11	815 W Pershing Rd	SignEffects
Or2012-238	17	6858 S Aberdeen St	KGD Enterprises
Or2012-216	27	520 N Ridgeway Ave	Grate Sign Co
Or2012-217	27	855 W Washington Blvd	Liberty Flag
Or2012-262	32	1455 W Webster Ave	Icon Identity Solutions
Or2012-263	32	1301 N Elston Ave	Doyle Signs Inc
Or2012-218	32	1415 N Kingsbury	Midwest Sign and Lighting
Or2012-188	36	3540 N Harlem Ave	Shaw Electric Sign Co.
Or2012-189	36	6420 W Fullerton Ave	Midwest Sign & Lighting
Or2012-219	40	2002 W Peterson Ave	Premier Signs and Awnings
Or2012-191	42	74 E Jackson/ 224 S Michigan	Icon Identity Solutions
Or2012-192	42	100 N LaSalle St	All American Sign Co. Inc
Or2012-190	42	120 N Canal St	Landmark Sign Group
Or2012-194	45	5316 N Milwaukee Ave	Neon Prism Electric Sign Co
Or2012-193	45	5675 N Elston Ave	Olympic Signs, Inc
Or2012-235	48	4701 N Broadway	Van Wagner Chicago LLC
Or2012-264	50	6148 N Lincoln Ave	First Ad-Comm

Substituted Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
O2012-3119	17	7311 S Ashland Ave	Doyle Signs
Or 2012-270	28	1 N Pulaski Rd	Outdoor Network Inc.
Or 2012-271	28	1 N Pulaski Rd	Outdoor Network Inc.
Or 2012-272	28	1 N Pulaski Rd	Outdoor Network Inc.
Or 2012-279	28	3954-3960 W Madison St	Outdoor Network Inc.
Or 2012-280	28	3954-3960 W Madison St	Outdoor Network Inc.
Or 2012-281	28	3954-3960 W Madison St	Outdoor Network Inc.