

Summary of a Meeting
Committee on Zoning, Landmarks and Building Standards
August 23, 2012
To be reported out at September 12, 2012 City Council

2012 SEP 11 PM 2:42
OFFICE OF THE
CITY CLERK

NO. A-7837 (11th 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 (28th 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 (32nd 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. 17525 (11th 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 (12th 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 (19th WARD) ORDINANCE REFERRED (6/27/12)
DOCUMENT # O2012-4406

Common Address: 2043-53 W 95th 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. 17507 (22nd WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3739

PASS AS REVISED

Common Address: 4434-4548 and 2304-2410 South Kenneth

Applicant: J.B Hunt Transport, Inc.

Owner: Freeport McMoran Chicago Rod, Inc.

Attorney: Amy Kurson

Change Request: M1-2 Limited Manufacturing/ Business Park District and M2-2 Light Industry District to M2-2 Light Industry District then to a Planned Development

Purpose: applicant proposes to use the property as a trucking facility with truck and trailer parking, container stacking, storage, tractor trailer maintenance, and cross docking

NO. 17523 (22nd 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. 17522 (25th 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. A-7807 (27th WARD) ORDINANCE REFERRED (4-24-12)
DOCUMENT # O2012-2493

Common Address: 407 North Kedzie Avenue

Applicant: Alderman Walter Burnett

Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District

PASS AS REVISED

NO. A-7810 (27th WARD) ORDINANCE REFERRED (4-24-12)
DOCUMENT # O2012-2483

Common Address: 422-28 North Whipple Avenue

Applicant: Alderman Walter Burnett

Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District

PASS AS REVISED

NO. 17517 (27th 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 (28th 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

care facility. All work will be within existing building, and facility will
feature four interior parking spaces.

NO. 17513 (33rd 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 (33rd 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. 17477 (35th WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2209

PASS AS REVISED

Common Address: 3400 N Avondale, 3355 N Drake Avenue; 3365 N Drake Avenue; 3388 N Avondale Ave; 3434 W Henderson St.

Applicant: Northeastern Illinois University, Board of Trustees

Owner: Northeastern Illinois University, Board of Trustees

Attorney: Robert Gramrath III

Change Request: C3-1 Commercial, Manufacturing and Employment District, M1-1 Limited Manufacturing/ Business Park District, and M3-1 Heavy Industry District to C3-3 Commercial, Manufacturing and Employment District AND C3-3 Commercial, Manufacturing and Employment District to an Institutional Planned Development

Purpose: Development of Northeastern Illinois University El Centro Campus (See planned development for details)

NO. 17524 (40th 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 (43rd 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. 17296 (Ward 44) ORDINANCE REFERRED (7/6/2011)
Document # O2011-5459

Common Address: 3236-3318 N Ashland Ave; 3237-3263 N Lincoln; 1600-1624 W School; and 3301-3319 N Marshfield

Applicant: Lincoln & Belmont LLC (See application for list of LLC members)

Owner: The commercial portion of the property is owned by the applicant. The residential portion is owned by the association and unit owners whom are identified in the application. Please see application for complete list.

Attorney: Bernard Citron / Jessica Schramm of Thomas Coburn LLP

Change Request: Business Residential Planned Development #559 to Business Residential Planned Development #559, as amended

Purpose: The applicant proposes an expansion of 2,238 sq.ft. to the existing Powerhouse Gym and the removal of two commercial loading dock in order to construct a new pool area.

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>
Or2012-414	7	2320 E 93 rd Street	Liberty Flags
Or2012-415	11	3200 S Archer	Windsor Outdoor
Or2012-416	23	4558 S Cicero Ave	Neon Prism Electric Sign Co.
Or2012-417	28	3917 W Madison St	Neon Prism Electric Sign Co.
Or2012-463	31	4345 W Belmont	Ad Deluxe Sign Co
Or2012-420	32	909 W North Ave	White Way Sign Co.
Or2012-421	32	909 W North Ave	White Way Sign Co.
Or2012-419	32	1415 N Kingsbury St	Doyle Signs Inc
Or2012-418	32	1333 W Belmont Ave	Flashtrix, Inc
Or2012-422	41	8700 W Bryn Mawr Ave	White Way Sign
Or2012-423	47	4002 N Southport Ave	Signs Signs Signs

Advertising Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
Or2012-413	3	2 East Cermak	Van Wagner Chicago
Or2012-461	46	3920 N Broadway	Lamar Advertising
Or2012-462	46	3929 N Clarendon Ave	Lamar Advertising

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

Substituted Business ID Signs

PASS AS REVISED

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
Or2012-354	27	600 W Division St (address on Larrabee to be determined)	Neon Prism Electric Sign Co.
Or2012-357	27	600 W Division St (address on Larrabee to be determined)	Neon Prism Electric Sign Co.
Or2012-359	27	600 W Division St (address on Larrabee to be determined)	Neon Prism Electric Sign Co.