

Summary of A Meeting
Committee on Zoning,
Landmarks & Building Standards
Meeting of June 25, 2012
To be reported out
June 27, 2012

OFFICE OF THE
CITY CLERK
2012 JUN 26 AM 10:18
X

MA-148 (Mayoral Application) ORDINANCE REFERRED (6-6-12)

DOCUMENT # O2012-3772

Amendment of Title 13 of the Municipal Code of Chicago by adding a new section, Section 13-12-148 regarding **Markers for dangerous buildings**

NO. TAD-485 (1st WARD) ORDINANCE REFERRED (3-14-12)

DOCUMENT # O2012-1418

PASS AS AMENDED

To amend Title 17 Section 17-10-0102-B of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to **reduction of required parking in B-5, C-5, RM6, or RM6.5 Zoning Districts**

NO. A-7815 (1st WARD) ORDINANCE REFERRED (4-24-12)

DOCUMENT # O2012-2261

Common Address: Division Street from Milwaukee to Ashland and Division Street from 1619 West to Leavitt

Applicant: Alderman Joe Moreno

Change Request: To classify as a pedestrian street

NO. A-7823 (8th WARD) ORDINANCE REFERRED (5-9-12)

DOCUMENT # O2012-3471

Common Address: 7600 South Jeffery Avenue

Applicant: Alderman Michelle Harris

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

NO. A-7818 (27th WARD) ORDINANCE REFERRED (5-9-12)

DOCUMENT # O2012-3350

PASS AS AMENDED

Common Address: 434-454 West Chicago Ave

Applicant: Alderman Walter Burnett

Change Request: Residential Business Planned Development No 447, as amended to Residential Business Planned Development No 447, as amended

NO. TAD-488 (35th WARD) ORDINANCE REFERRED (5-9-12)

DOCUMENT # O2012-3330

To amend Title 17 Section 17—3-0503-E of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to **modifying the pedestrian street designation on a portion of N Milwaukee Avenue**

NO. A-7820 (35th WARD) ORDINANCE REFERRED (5-9-12)
DOCUMENT # O2012-3346

PASS AS AMENDED

Common Address: 2816-2900 North Kimball
Applicant: Alderman Rey Colon
Change Request: To remove Pedestrian Street Designation

NO. A-7824 (42nd WARD) ORDINANCE REFERRED (5-9-12)
DOCUMENT # O2012-3476

Common Address: 160 East Ontario
Applicant: Alderman Brendan Reilly
Change Request: Planned Development No 970 and DX-12 Downtown Mixed-Use District to DX-12 Downtown Mixed-Use District

NO. A-7825 (42nd WARD) ORDINANCE REFERRED (5-9-12)
DOCUMENT # O2012-3478

Common Address: 45-75 West Ohio Street; 530-50 North Dearborn Street; 46-80 West Grand Avenue; 531-51 N Clark Street
Applicant: Alderman Brendan Reilly
Change Request: DX-7 Downtown Mixed Use District to DX-5 Downtown Mixed-Use District

NO. 17351 (1st WARD) ORDINANCE REFERRED (10-5-11)
DOCUMENT # O2011-8026

PASS AS AMENDED
TYPE 1 APPLICATION

Common Address: 1601-15 West Division Street; 1148-56 North Ashland Avenue
Applicant: 1601 W Division LLC (See application for list of LLC members)
Owner: 1601 W Division LLC (See application for list of LLC members)
Attorney: Rolando Acosta
Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development
Purpose: an approximately 15 ft tall mixed use building containing a maximum of 75 residential units, approximately 15,000 sq.ft. of retail and or office space, a drive thru facility 15 parking spaces and one loading

NO. 17494 (1st WARD) ORDINANCE REFERRED (5-9-12)
DOCUMENT # O2012-3292

Common Address: 2408-2410 West Fullerton Avenue

Applicant: Zespy Properties of Chicago LLC (James Zespy)

Owner: Zespy Properties of Chicago LLC (James Zespy)

Attorney: Edward Shenoo

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

Purpose: To open a Tavern with an accessory arcade. Building is a 2 story mixed use building, with one dwelling unit which is on the second and third floor. The first floor is a retail record store. 6,615 sq.ft. commercial space. Two parking spaces.

NO. 17490 (11th WARD) ORDINANCE REFERRED (5-9-12)
DOCUMENT # O2012-3288

Common Address: 2501 South Emerald Ave

Applicant: The Bernadette Corporation (Micheal DiFoggio)

Owner: The Bernadette Corporation (Micheal DiFoggio)

Attorney: Law Offices of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-1 Neighborhood Mixed-Use District

Purpose: The now vacant land will be improved with five (5) new two-story (with basement), masonry, single family homes (approx. 2,562 sq. ft. each). Each proposed home will have an attached two-car garage, located on the basement level (approx. 350 sq. ft.). Each proposed home will also have a wood deck located off the rear of the property (facing the public alley) and a concrete driveway located at the front of the property (facing W. 25th St. - a.k.a. Buena Vista Place).

NO. 17492 (15th WARD) ORDINANCE REFERRED (5-9-12)
DOCUMENT # O2012-3290

Common Address: 6104 S Kedzie Avenue

Applicant: RMS Properties LLC (Ron Shoffet)

Owner: RMS Properties LLC (Ron Shoffet)

Attorney: NA

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

Purpose: The site will be developed with a new single-story 8,834 commercial building and 20 off street parking spaces, including one HC accessible parking space. The building will be specifically designed for a modern self-service Laundromat. Building height varies from 20' to 28'.

NO. 17493 (16th WARD) ORDINANCE REFERRED (5-9-12)
DOCUMENT # O2012-3291

Common Address: 3206 W 61st Street

Applicant: RMS Properties LLC (Ron Shoffet)

Owner: RMS Properties LLC (Ron Shoffet)

Attorney: NA

Change Request: B1-1 Neighborhood Shopping District to B3-3 Community Shopping District

Purpose: The existing 4 story building will be rehabilitated on the inside only to allow a 4 story self contained climate controlled self storage facility. A small portion of the NE corner of the grade level will be converted to an office for management and sale of moving supplies, and will receive new storefront. The existing parking lot will be resurfaced and re-stripped and new landscaping and wrought iron fence will be installed along Kedzie Ave. Existing footprint is approximately 19,187 SF/floor. Existing parking lot to the north of the building provides 41 spaces; including HC accessible spaces, and adequate loading area for the anticipated use. Existing building is 47' high to roof and 59' to top of the elevator penthouse.

NO. 17469 (18th WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2200

Common Address: 7847 South Winchester

Applicant: Debora Williams-Wright

Owner: Debora Williams-Wright

Attorney: NA

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

Purpose: the existing 2 story brick building shall remain. the basement will be converted into a legal 2 bedroom garden residential unit. Currently a 2 car parking garage exist

NO. 17496 (27th WARD) ORDINANCE REFERRED (5-9-12)
DOCUMENT # O2012-3294

Common Address: 113-125 N Green Street

Applicant: FMP ONE LLC (Jeff Shapack, Ben Weprin, Edward McCarthy)

Owner: FMP ONE LLC (Jeff Shapack, Ben Weprin, Edward McCarthy)

Attorney: Jesse Dodson c/o DLA Piper LLP

Change Request: DX-3 Downtown Mixed Use District to DX-7 Downtown Mixed Use District

Purpose: A rehabilitation of the existing building into a hotel/ club with an addition of a 6th Floor. No dwelling units. Approximately 30 hotel rooms. There are no parking spaces. The subject property is approximately 16,850 sq.ft. of site area. The height of the proposed building is 96'2"

NO. 17483 (32nd WARD) ORDINANCE REFERRED (5-9-12)
DOCUMENT # O2012-3281

Common Address: 2564-2586 N Clybourn Avenue

Applicant: NRG Clybourn- Wrightwood LLC (Graham Palmer, Sol Barket, Barbara McLinden, and Jane Slaven)

Owner: NRG Clybourn- Wrightwood LLC (Graham Palmer, Sol Barket, Barbara McLinden, and Jane Slaven)

Attorney: Donna Pugh

Change Request: M3-3 Heavy Industry District to B3-3 Community Shopping District

Purpose: the property will be used for a 4,335 sq.ft. Chase Bank, with three Drive through windows and 12 parking spaces

NO. 17488 (32nd WARD) ORDINANCE REFERRED (5-9-12)
DOCUMENT # O2012-3286

Common Address: 1358 West Webster Avenue

Applicant: North Star Trust Co ATUT No. 422 (Anthony Pauletto and Jay Hechtman)

Owner: North Star Trust Co ATUT No. 422 (Anthony Pauletto and Jay Hechtman)

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: Landscape contractor office and a garage within existing 2-story garage building; approx 5,700 sq.ft. of commercial space, existing parking

NO. 17495 (32nd WARD) ORDINANCE REFERRED (5-9-12)
DOCUMENT # O2012-3293

Common Address: 1244 W George Street

Applicant: 2034 W Superior LLC

Owner: Charles Wetterling & Sons Inc.

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 one-story commercial building will be razed. The proposed zoning amendment will allow the Applicant to redevelop the site with a new three-story (with basement) single family home (approx. 3,685 sq . ft.). The proposed new home would offer a detached, two-car garage at the rear of the lot. The proposed new home would also offer four (4) decks, including a roof-top deck over the garage and one above the rear of the third floor. The proposed home would be constructed to a height of 38'.

NO. 17252 (36th WARD) ORDINANCE REFERRED (5-4-11)
DOC NO. O2011-3948

Common Address: 8216 West Addison Street

Applicant: Vito Lampignano

Owner: Vito Lampignano

Attorney: Law Offices of Samuel V.P. Banks

Change Request: RS-3 Residential Single Unit (Detached House) District to B2-1 Neighborhood Mixed-Use District

Purpose: the existing building shall remain. The reason for the zoning change is to permit the location and establishment of a retail business use (coffee shop) within the existing building

NO. 17485 (38th WARD) ORDINANCE REFERRED (5-9-12)
DOCUMENT # O2012-3283

Common Address: 5501 W Irving Park Road

Applicant: Portage Grounds Company (Robert Quezada)

Owner: Ray Gajic

Attorney: Paul Kolpak

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-2 Neighborhood Mixed Use District

Purpose: To allow for a coffee shop to operate on the first floor

NO. 17473 (43rd WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2204

PASS AS AMENDED

Common Address: 2301-2417 N. Lincoln Ave., 2316-2346 N. Lincoln Ave., 2368-2376 N. Lincoln Ave., 2400-2458 N. Halsted St., 749-759 W. Belden Ave., 2247-2259 N. Halsted St., 2337-2353 N. Halsted St. 701-756 W. Fullerton Ave., 2304-2416 N. Orchard St

Applicant: Children's Memorial Hospital

Owner: Children's Memorial Hospital

Attorney: John George

Change Request: Institutional Planned Development No 158 to Institutional Planned Development No 158, as amended AND Institutional Planned Development No. 158, as amended to B3-3 Community Shopping District AND Institutional Planned Development No 158 to B3-3 Community Shopping District

Purpose: No changes to the building shall be made, please see planned development statements for details

NO. 17480 (43rd WARD) ORDINANCE REFERRED (4-18-12)
DOCUMENT # O2012-2212

PASS AS AMENDED

Common Address: 516 W Webster, 550 W Webster Ave, and 2159 N Lincoln Ave

Applicant: Andrew and Anna Robertson

Owner: Andrew and Anna Robertson and Geneva Webster LLC

Attorney: Henderson & Lyman Attn: Steve Varhola

Change Request: Residential Business Planned Development No 84 to RM-5 Multi Unit District AND Residential Business Planned Development No 84 to Residential Business Planned Development No 84, as amended

Purpose: To remove and rezone a portion of Planned Development 84 Please see Planned Development Statements for more information

NO. 17491 (46th WARD) ORDINANCE REFERRED (5-9-12)
DOCUMENT # O2012-3289

Common Address: 4870-72 North Clark Street

Applicant: 4858-70 N Clark St LLC (Samuel Krug, Tom McHugh, David Krug)

Owner: 4858-70 N Clark St LLC (Samuel Krug, Tom McHugh, David Krug)

Attorney: Law Offices of Samuel VP Banks

Change Request: C2-2 Motor Vehicle Related Commercial District to C2-3 Motor Vehicle Related Commercial District

Purpose: The proposed zoning amendment will allow the Applicant to redevelop the site with a new 4-story, Hotel building. The building would contain commercial space at grade level, including the Hotel lobby, and fifteen (15) Hotel units above grade. There would be seventeen (17) onsite parking spaces provided at the rear of the lot - a one-story, 15-car garage and two (2) paved surface parking spaces. The proposed Hotel building would also provide balconies (off the rear facing the public alley) and porches (off the front facing Clark St.) for the units located on the Second, Third and Fourth floors.

NO. 17489 (47th WARD) ORDINANCE REFERRED (5-9-12)
DOCUMENT # O2012-3287

Common Address: 1819 West Montrose Avenue

Applicant: Montrose Green LLC

Owner: Montrose Green LLC

Attorney: Andrew Scott

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

Purpose: The applicant is considering developing a building with approximately 5,000 square feet of ground floor retail, 13 dwelling units and 4500 square feet of office space for small businesses above the ground floor. The project will also include approximately 10 off street parking spaces.

HISTORICAL LANDMARK DESIGNATIONS

DOC# O2012-3728 (2nd WARD) ORDINANCE REFERRED (6-6-12)

Designation of the Continental Center located at 55 E Jackson Blvd as a Chicago Landmark

HISTORICAL LANDMARK FEE WAIVERS

DOC# Or2012-321 (44th WARD) ORDER REFERRED (6-6-12)

Waiver of Building Permit Fees for the property located at 550-559 West Surf St.

DOC# Or2012-330 (30th WARD) ORDER REFERRED (6-6-12)

Waiver of Building Permit Fees for the property located at 3632 N Harding Ave

DOC# Or2012-317 (4th WARD) ORDER REFERRED (6-6-12)

Waiver of Building Permit Fees for the property located at 4921 S Dorchester Ave

Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
Or2012-348	48	5509 North Clark St.	Northern Lights
Or2012-314	45	4401 N Milwaukee	M-K Signs, Inc
Or2012-311	44	3709 N Sheffield	Outdoor Impact Inc.
Or2012-318	42	166 E Superior	Landmark Sign Group
Or2012-308	41	8770 W Bryn Mawr Ave	Midwest Sign & Lighting
Or2012-309	41	11601 W Touhy	J J Sign Solutions
Or2012-310	41	11601 W Touhy	J J Sign Solutions
Or2012-307	14	4327 S Pulaski Rd	Signco Incorporated
Or2012-305	13	7601 S Cicero	Modern Signs Inc.
Or-2012-306	13	7601 S Cicero	Modern Signs Inc.

Substituted Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
O2012-3773	26	2145 W Grand Ave	M-K Signs Inc.