

Meeting
Of The
Committee on Zoning
Landmarks & Building Standards

OFFICE OF THE
CITY CLERK

2011 OCT 12 PM 2:51

RECEIVED
CITY COUNCIL DIVISION

Tuesday, October 18, 2011, 10:00 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

NO. TAD-473 (5th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7230

To amend Section 13-196-206 of the Municipal Code of Chicago by adding and deleting language in regards to *Life Safety Evaluation of existing high-rise buildings*

NO. TAD-469 (14th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7075

To amend Title 17 Section 17-15-0504 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *alterations of nonconforming signs or sign structures*

NO. TAD-470 (38th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7112

To amend Title 17 Section 17-9-0118-C of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *modifying requirements for equipment and attachments to existing structure for wireless communication facilities within various zoning districts*

NO. TAD-472 (42nd and 44th WARDS) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7213

To amend Title 17 Section 17-9-0118-C of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *further restrict wireless communications facilities, antennae and associated equipment attached to structures*

NO. TAD-467 (44th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7062

To amend Title 17 Section 17-17-0311-B of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *modifying regulations on elevator penthouses in residential districts*

NO. TAD-468 (44th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7168

To amend Section 13-196-206 of the Municipal Code of Chicago by adding and deleting language in regards to *Life Safety Evaluation of existing high-rise buildings*

NO. TAD-471 (44th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7212

To amend Section 13-196-209 of the Municipal Code of Chicago by adding and deleting language in regards to *changing effective date from 2012 to 2015 for compliance of all existing residential buildings to conform to fire resistance rating of one hour*

NO. A-7743 (1st WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7740

Common Address: 2417, 2419 and 2413 West Cortland

Applicant: Alderman Proco Joe Moreno

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

NO. A-7744 (1st WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7740

Common Address: 2414, 2416, and 2418 West Cortland

Applicant: Alderman Proco Joe Moreno

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

NO. A-7745 (1st WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7732

Common Address: 2432 West Cortland

Applicant: Alderman Proco Joe Moreno

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

NO. A-7746 (1st WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7718

Common Address: 2444 West Cortland

Applicant: Alderman Proco Joe Moreno

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

NO. A-7747 (1st WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7728

Common Address: 2451 West Cortland

Applicant: Alderman Proco Joe Moreno

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

NO. A-7748 (3rd WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7762

Common Address: 1400 West 46th Street

Applicant: Alderman Pat Dowell

Change Request: M1-2 Limited Manufacturing/ Business Park District to M3-2 Heavy Industry District

NO. A-7749 (31st WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7746

Common Address: 4120 West Belmont Avenue

Applicant: Alderman Ray Suarez

Change Request: B1-1 Neighborhood Shopping District to M1-1 Limited Manufacturing/ Business Park District

NO. A-7750 (32nd WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7776

Common Address: 2339-59 North Seeley Avenue

Applicant: Alderman Scott Waguespack

Change Request: B2-5 Neighborhood Mixed Use District to M3-3 Heavy Industry District

NO. A-7751 (34th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7714

Common Address: 1601 South Pryor Avenue

Applicant: Alderman Carrie Austin

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

NO. A-7752 (40th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7753

Common Address: 5401 North Western Avenue

Applicant: Alderman Patrick O'Connor

Change Request: RS-1 Residential Single-Unit (Detached House), RS3 Residential Single-Unit (Detached House) District and C2-2 Motor Vehicle Related Commercial District to RM-5 Multi Unit District

NO. A-7753 (42nd WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7773

Common Address: 65 East Huron

Applicant: Alderman Brendan Reilly

Change Request: Residential Business Institutional Planned Development No 889
to DX-12 Downtown Mixed-Use District

NO. A-7754 (42nd WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7766

Common Address: 533 North St. Clair Street

Applicant: Alderman Brendan Reilly

Change Request: Residential Business Planned Development No. 998 to DX-12
Downtown Mixed-Use District

NO. A-7742 (43rd WARD) ORDINANCE REFERRED (9-1-11)
DOCUMENT #

Common Address: 550 West Webster Avenue and 2159 North Lincoln Avenue

Applicant: Alderman Michele Smith

Change Request: Residential Planned Development No. 84, to Residential
Planned Development No 84, as amended

NO. A-7755 (49th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7757

Common Address: 2321 W Howard Street

Applicant: Alderman Joseph Moore

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

NO. 17336 (1st WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7035

Common Address: 1227 North Milwaukee Avenue

Applicant: Scott Cohen

Owner: Rita Waxman Trust

Attorney: Thomas Moore

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

Purpose: A two story commercial brick building with a valuable objects and pawn shop on the ground floor and one residential unit above. No Parking

NO. 17342 (1st WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7041

Common Address: 1727 W Ellen Street

Applicant: BBG Residential Vacant LLC (See application for list of LLC members)

Owner: BBG Residential Vacant LLC (See application for list of LLC members)

Attorney: David E Zajicek, Hinshaw & Culbertson LLP

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

Purpose: One Single Family Residential Unit; 30' maximum height; 2 parking spaces with access off abutting alley

NO. 17349 (3rd WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7048

Common Address: 4545 South King Drive

Applicant: Dorothy Tillman

Owner: Dorothy Tillman

Attorney: NA

Change Request: B1-5 to C2-5

Purpose: the building will be used as a live entertainment performance venue with food and beverages served. There will be cover charges on days when live entertainment is present. There will be valet parking. no residential

NO. 17344 (11th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7043

Common Address: 1501-17 W Fuller Street; 2800-12 S Lock St; 2900-44 S Hillock Street; 2901-47 S Hillock Street

Applicant: Riverbend Real Estate Investment LLC (Michael Tadin Jr)

Owner: Riverbend Real Estate Investment LLC (Michael Tadin Jr)

Attorney: Scott Borestein

Change Request: M2-3 Light Industry District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District and then to a Residential Planned Development

Purpose: The property will be rezoned to allow for a residential development containing 17 single family homes and 24 townhomes. Each unit will have an enclosed two car garage. Building heights will not exceed 38 feet

NO. 17330 (13th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7030

Common Address: 4115-25 West 63rd Street

Applicant: New Spark Auto Repair Tire, Mufflers, Brake and Carwash Inc.

Owner: Louis A Cano Trust

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: To add a car wash and a tire shop to the existing motor vehicle repair shop (approximately 2400 sq ft of commercial space, required parking)

NO. 17331 (15th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7031

Common Address: 6107-11 South Kedzie Avenue

Applicant: Juan Rangel

Owner: Louis A Cano Trust

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: To re establish a motor vehicle repair shop whose license expired 18 months ago. Approximately 1640 sq ft of commercial space; required parking

NO. 17328 (22nd WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7028

Common Address: 2344-60 North Pulaski Road

Applicant: Blue Kangaroo LLC (Gordan Hughes)

Owner: Blue Kangaroo LLC (Gordan Hughes)

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: C3-1 Commercial, Manufacturing and Employment District and M2-1 Light Industry District to C3-1 Commercial, Manufacturing and Employment District

Purpose: To build a one story commercial building for a coin operated laundry; to be built with in the max allowable height, 29 parking spaces; approximately 6,239 square feet of commercial space

NO. 17345 (24th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7044

Common Address: 4949 W Van Buren

Applicant: Mohammad Yasin

Owner: Mohammad & Sameera Yasin

Attorney: Paul A. Kolpak

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-2 Neighborhood Mixed-Use District

Purpose: The property is currently a legal non-conforming use consisting of a retail store with one dwelling unit on the main level with no parking on site, the building height it approximately 12 ft

NO. 17340 (25th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7039

Common Address: 1656-58 West 18th Place

Applicant: The Resurrection Project

Owner: The Resurrection Project

Attorney: Rolando Acosta

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

Purpose: 20 ft tall 5000 sq.ft. building used for offices and other uses permitted in the B3-2 Community Shopping District district, no onsite parking or loading

NO. 17334 (27th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7033

Common Address: 1324 West Ohio Street

Applicant: Andrew M Cichy

Owner: Andrew M Cichy

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 2 story building shall be razed. The subject property will be redeveloped with a new three story building containing 3 dwelling units, and onsite parking for 3 cars. The proposed height of the building is 37.1'

NO. 17343 (27th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7042

Common Address: 519 North May Street

Applicant: 519 May LLC (See application for list of LLC members)

Owner: 519 May LLC (See application for list of LLC members)

Attorney: Barry Ash; Ash, Anos, Freedman & Logan LLC

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

Purpose: Four Dwelling Units contained in a 3 story brick building, two parking spaces. There is no commercial spaces contained in the improvement. Height of the building is 31'4" from the bottom of the joist

NO. 17346 (27th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7045

Common Address: 401 N Ogden Avenue

Applicant: River North Holdings (Yosef Jackson and Phillip Birnbaum)

Owner: River North Holdings (Yosef Jackson and Phillip Birnbaum)

Attorney: Rolando Acosta

Change Request: C3-5 Commercial, Manufacturing and Employment District to C3-3 Commercial, Manufacturing and Employment District

Purpose: River North Sales & Service LLC a wholesale malt beverage distributor and affiliate of the applicant will renovate the existing building and use it for the warehousing and distribution of promotional material (neon bar signs ect.) office space and other uses related to the wholesale distribution of malt beverages

NO. 17350 (27th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7049

Common Address: 857-921 W Superior St. 661-709 N Sangamon St, 674-698 N Sangamon St, 856-920 W Huron St, 901-939 W Huron St, 656-666 N Peoria St, 674-694 N Peoria St. 900-920 Ancona St

Applicant: Mondial Condo Association (See application for list of LLC members)

Owner: Mondial Condo Association (See application for list of LLC members) Please see application for full list of owners

Attorney: John George

Change Request: Residential Business Planned Development No 356 to B2-5 Neighborhood Mixed Use District and then to Residential Business Planned Development No 356, as amended

Purpose: Technical amendment to Planned Development in order to increase the FAR to accommodate approximately 1700 sq.ft. of existing space

NO. 17339 (31st WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7038

Common Address: 4949 West Diversey Ave

Applicant: 4949 West Diversey LLC Wojciech Grot

Owner: 4949 West Diversey LLC Wojciech Grot

Attorney: William J.P. Banks of Schain, Burney, Banks & Kenny LTD

Change Request: B1-1 Neighborhood Shopping District to C3-1 Commercial, Manufacturing and Employment District

Purpose: The existing building will be used and converted into storage and office space to serve the existing meat processing business located at 4951-53 W Diversey. The existing business will be connected to the existing structure through a pass through. The parking will not change

NO. 17329 (35th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7029

Common Address: 2863 West Belden Avenue

Applicant: Ivelina Ivanova and Mile Terzic

Owner: Ivelina Ivanova and Mile Terzic

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: Two-Flat Residential Building, 34'6 feet in height; existing parking (2 Spaces)

NO. 17335 (35th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7034

Common Address: 3046 North Drake

Applicant: Darren Huang

Owner: Darren Huang

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 3 story 3 unit residential building shall remain. The reason for the rezoning is to rehab the existing three unit residential building by expanding the third floor dwelling unit into the existing buildings dormer. After expansion, the FAR of the building will be 4157 sq.ft. which is allowed under the RM4.5 Residential Multi-Unit District, and will legalize the 3 unit residential building in terms of density. The height shall remain at 40.4'

NO. 17348 (35th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7047

Common Address: 2518-2524 North Willits Court

Applicant: 2518-20 North Willits Condo Association & 2522-24 North Willits Condo Association (See application for list of LLC members)

Owner: 2518-20 North Willits Condo Association & 2522-24 North Willits Condo Association (See application for list of LLC members)

Attorney: Gary Wigoda

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

Purpose: No change in use. The property is improved with two eight dwelling unit residential buildings with 9 parking spaces. This is to legalize existing number of dwelling units

NO. 17333 (36th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7032

Common Address: 2333 North Harlem Avenue

Applicant: Al Bruno

Owner: Al Bruno

Attorney: Law Offices of Samuel VP Banks

Change Request: M1-1 Limited Manufacturing/ Business Park District and RS-2 Residential Single-Unit (Detached House) to C2-2 Motor Vehicle Related Commercial District

Purpose: The existing one story medical service center and office building will remain. The forty on site parking spaces that serve the medical service center and offices shall also remain. The only proposed change involves the installation of a wind energy system on top of the building roof

NO. 17347 (42rd WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7046

Common Address: 73 E Lake Street and 171 N Wabash Avenue

Applicant: M & R Development LLC (See application for list of LLC members)

Owner: M & R Development LLC and Consolidated Equity III LLC

Attorney: John J George

Change Request: Residential Business Planned Development # 1116 to Residential Business Planned Development # 1116, as amended

Purpose: Sub Area A will be improved with a 42 story 500 ft residential building containing 332 dwelling units, ground floor retail and 183 on site parking spaces. Sub Area B is to be improved with a commercial building of 80 feet containing retail and office space and up to 248 on site parking spaces

NO. 17327 (43rd WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7027

Common Address: 1846 North Bissell Street

Applicant: Christine and Michael Frisch

Owner: Christine and Michael Frisch

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: The applicants built a new single family home at the subject property and would now like to downzone per a previous agreement

NO. 17332 (44th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7053

Common Address: 3250 North Sheffield

Applicant: Jerzy Staczewski

Owner: Jerzy Staczewski

Attorney: Thomas Moore

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

Purpose: No Changes to structure. C1-2 Neighborhood Commercial District zoning is required for an auto repair shop that will include some body work or painting

NO. 17337 (44th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7036

Common Address: 3751 North Greenview

Applicant: Middlefork Capitol LLC (See application for list of LLC members)

Owner: Middlefork Capitol LLC (See application for list of LLC members)

Attorney: Jessica Schramm

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

Purpose: The property is improved with a newly constructed single-family residence. No change is proposed to the use of the property or the existing residence

NO. 17338 (44th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7037

Common Address: 3755 North Janssen

Applicant: Middlefork Capitol LLC (See application for list of LLC members)

Owner: Middlefork Capitol LLC (See application for list of LLC members)

Attorney: Jessica Schramm

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

Purpose: The property is improved with a newly constructed single-family residence. No change is proposed to the use of the property or the existing residence

NO. 17341 (45th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7040

Common Address: 5689 North Elston, 5707-5711 North Central Ave

Applicant: Colletti Family Limited Partnership (Richard and Robert Colletti, Rock & Sons INC)

Owner: Colletti Family Limited Partnership (Richard and Robert Colletti, Rock & Sons INC)

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: To obtain a permit to allow the expansion of full service restaurant to include additional seating and outdoor patio

Zoning Exception

APPLICANT: Licorice Lounge LLC, (Valarie Weaver 50% Member, Donna M Grant 50% Member, the business name to be Licorice)

PREMISES AFFECTED: 607 East 87th Street

SUBJECT: Application for the Approval of an Adminstravite Adjustment

FILE NO.: 11-301-ZE