

**Summary of a Meeting  
Committee on Zoning,  
Landmarks & Building Standards  
2-23-12**

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CITY COUNCIL DIVISION  
2012 MAR 12 PM 12:31  
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CITY CLERK

NO. A-7787 (39<sup>TH</sup> WARD) ORDINANCE REFERRED (1-18-12)  
DOCUMENT # O2012-100

Common Address: 4335 West Lawrence Avenue

Applicant: Alderman Margaret Laurino

Change Request: B3-1 Community Shopping District to RS3 Residential Single-Unit (Detached House) District

NO. 17380 (1<sup>ST</sup> WARD) ORDINANCE REFERRED (11-16-11)  
DOCUMENT # O2011-9580

Common Address: 1223-1235 North Milwaukee

Applicant: Mil 1225 LLC (See application for list of LLC members)

Owner: Mil 1225 LLC (See application for list of LLC members)

Attorney: NA

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

Purpose: To allow for a general restaurant at 1225 N Milwaukee

NO. 17369 (1<sup>ST</sup> WARD) ORDINANCE REFERRED (11-2-11)  
DOCUMENT # O2011-8883

Common Address: 1856 West Erie

Applicant: GRP New Home LLC (Geoff Pierce)

Owner: GRP New Home LLC (Geoff Pierce)

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 building with basement will remain. A rear addition will be added and the property will be converted into a single family residential dwelling

NO. 17407 (4<sup>th</sup> WARD) ORDINANCE REFERRED (1-18-12)  
DOCUMENT # O2012-27

Common Address: 5147-57 South Cottage Grove Avenue and 812-14 East 52<sup>nd</sup> Street

Applicant: Cottage Grove Property Investments LLC (Winifred Spencer)

Owner: Cottage Grove Property Investments LLC (Winifred Spencer)

Attorney: NA

Change Request: RM-5 Multi Unit District to B3-3 Community Shopping District

Purpose: 12000 SF Indoor sports and recreation facility on the ground floor.  
48000 SF of existing self storage facility on the 2<sup>nd</sup> – 5<sup>th</sup> floors.  
Approximate height of the building is 60' 11 parking spaces, 1  
handicap, 1 trash enclosure

NO. 17383 (5<sup>th</sup> and 20<sup>th</sup> WARDS) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9713

PASS AS AMENDED AND REVISED

Common Address: 5411-5647 South Cottage Grove Avenue as well as Institutional  
Planned Development No 43 (see application for full address list)

Applicant: The University of Chicago

Owner: The University of Chicago; Chicago Society of Alpha Delta Phi;  
Meadville Theological School of Lombard College Inc

Attorney: John George

Change Request: B3-3 Community Shopping District, RM-5 Multi Unit District and  
Institutional Planned Development No 43, as amended to RM-5 Multi  
Unit District and Institutional Planned Development No 43, as  
amended

Purpose: Addition of properties to existing Institutional Planned Development  
No 43, approval of plans for Co-Op Bookstore; William Eckhart  
Research Center and Childcare Center

NO. 17405 (6<sup>th</sup> WARD) ORDINANCE REFERRED (1-18-12)  
DOCUMENT # O2012-25

Common Address: 601 East 87<sup>th</sup> Place

Applicant: Kristina Patterson

Owner: Kristina Patterson

Attorney: Lee A Robertson/ Schain, Burney, Banks & Kenny

Change Request: RS-2 Residential Single-Unit (Detached House) to RM-5 Multi Unit  
District

Purpose: The residential use will stay the same, there is currently no off-street  
parking. Applicant will add 2 off street parking spaces in the rear of  
the building to comply with the parking provision

NO. 17412 (6<sup>th</sup> WARD) ORDINANCE REFERRED (1-18-12)  
DOCUMENT # O2012-33

**Common Address:** 9020 South Langley Street

**Applicant:** Featherfist Development Corp (See application for list of LLC members)

**Owner:** Archdiocese of Chicago

**Attorney:** NA

**Change Request:** RS-2 Residential Single-Unit (Detached House) to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** Property will be converted into a 48 bed transitional living facility for homeless male veterans with a new back addition. 24 hr security and 6 parking spaces

NO. 17402 (12<sup>th</sup> WARD) ORDINANCE REFERRED (1-18-12)  
DOCUMENT # O2012-22

**Common Address:** 3701-3721 South Albany Avenue; 3000-3058 West 37<sup>th</sup> Place

**Applicant:** EMCO Development Co. (Edward McMahon and Donna Jania)

**Owner:** EMCO Development Co. (Edward McMahon and Donna Jania)

**Attorney:** Lisa Duarte, Tristan & Cervantes

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to M2-3 Light Industry District

**Purpose:** The property will be used to operate a whole sale landscape supply business. There will be no change to the number of the dwelling units or parking spaces, square footage, or height of the buildings on the property

NO. 17404 (13<sup>th</sup> WARD) ORDINANCE REFERRED (1-18-12)  
DOCUMENT # O2012-24

**Common Address:** 7829-7843 South Keating Avenue

**Applicant:** JPMorgan Chase Bank

**Owner:** JPMorgan Chase Bank

**Attorney:** Meg George, Neal & Leroy LLC

**Change Request:** RS-2 Residential Single-Unit (Detached House) to B1-1 Neighborhood Shopping District

**Purpose:** To legalize an existing non accessory parking lot

NO. 17414 (14<sup>th</sup> WARD) ORDINANCE REFERRED (1-18-12)  
DOCUMENT # O2012-34

Common Address: 2900 West 40<sup>th</sup> Place

Applicant: Marc Schneider

Owner: Marc Schneider

Attorney: Gordon & Pikarski

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

Purpose: the building will be used as a two unit residential building, including a two car garage. The use will be entirely residential and will maintain the existing one story height

NO.17403 (15<sup>th</sup> WARD) ORDINANCE REFERRED (1-18-12)  
DOCUMENT # O2012-23

Common Address: 6236-6244 South Claremont Avenue

Applicant: JPMorgan Chase Bank

Owner: JPMorgan Chase Bank

Attorney: Meg George, Neal & Leroy LLC

Change Request: RS3 Residential Single-Unit (Detached House) District to B1-2 Neighborhood Shopping District

Purpose: To legalize an existing non accessory parking lot

NO. 17411 (17<sup>th</sup> WARD) ORDINANCE REFERRED (1-18-12)  
DOCUMENT # O2012-31

Common Address: 7427 South Ashland Avenue

Applicant: Kingdom Building M.B Church

Owner: Kingdom Building M.B. Church

Attorney: NA

Change Request: M2-2 Light Industry District to RS3 Residential Single-Unit (Detached House) District

Purpose: The members will use the building for religious worship service on Sunday and during the week. A kitchen for preparing food. 60 members with 15 parking spaces. Height of the building will be the same.

NO. 17409 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (1-18-12)  
DOCUMENT # O2012-30

Common Address: 2641 South Avers Avenue

Applicant: Rafael Patino

Owner: Rafael Patino

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 units will remain; the attic will be duplexed to the upper floor unit. Proposed height 38'; existing parking

NO. 17406 (27<sup>th</sup> WARD) ORDINANCE REFERRED (1-18-12)  
DOCUMENT # O2012-26

Common Address: 3021-3031 West Carroll Avenue; 317-331 North Whipple St

Applicant: LEARN Charter School Network

Owner: Carroll Street Lofts LLC

Attorney: Rolando Acosta

Change Request: B2-5 Neighborhood Mixed Use District to RM6.5 Residential Multi Unit District

Purpose: Redevelopment of the existing building and construction of additional floor area on top for a total of approximately 101,624 sq.ft. To be used for a school housing 600 students. Parking for approximately 49 vehicles will be provided off site on the parcel immediately south of the property

NO. 17398 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9729

Common Address: 3557 North Marshfield Avenue

Applicant: James Kensik

Owner: James Kensik

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

Purpose: The front building will continue to be used as a four unit residential building, containing 3 parking spaces. No alteration is proposed. The rear building will be used for commercial purposes (a hot dog restaurant) The building is approximately 385 sq.ft. No alteration of the height is proposed

NO. 17396 (35<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9726

PASS AS AMENDED

**Common Address:** 3311 West Belmont Ave

**Applicant:** Gustavo Martinez

**Owner:** Gustavo Martinez

**Attorney:** Hector Morales

**Change Request:** C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

**Purpose:** Property will be used as a building with three dwelling units converted from two dwelling units to include basement dwelling unit. 3 parking spaces, with building height to remain the same

Summary of a Meeting  
Committee on Zoning  
Landmarks & Building Standards  
March 1, 2012

OFFICE OF THE  
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RECEIVED  
CITY CLERK DIVISION

MA-135 (Mayoral Application) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # A-2012-33

To appoint Fred Moody as a member of the Building Board of Appeals for a term effective immediately and expiring April 21, 2014

MA-136 (Mayoral Application) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # A-2012-34

To appoint Jonathon Boyer as a member of the Building Board of Appeals for a term effective immediately and expiring April 21, 2014

MA-137 (Mayoral Application) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # A-2012-35

To appoint Robert Hite as a member of the Building Board of Appeals for a term effective immediately and expiring April 21, 2014

MA-138 (Mayoral Application) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # A-2012-36

To appoint Jimmy Akintonde as a member of the Building Board of Appeals for a term effective immediately and expiring April 21, 2013

MA-139 (Mayoral Application) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # A-2012-37

To reappoint Linda Mastandrea as a member of the Building Board of Appeals for a term effective immediately and expiring October 31, 2013

MA-140 (Mayoral Application) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # A-2012-38

To reappoint Agustin Gomez-Leal as a member of the Building Board of Appeals for a term effective immediately and expiring October 31, 2012

MA-141 (Mayoral Application) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # A-2012-39

To appoint Carl Pettigrew as a member of the Building Board of Appeals for a term effective immediately and expiring April 21, 2014

MA-142 (Mayoral Application) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # A-2012-40

To appoint Martin Cabrera, Jr. as a member of the Chicago Plan Commission for a term effective immediately and expiring January 25, 2017

MA-143 (Mayoral Application) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # A-2012-41

To appoint Leslie Bond as a member of the Chicago Plan Commission for a term effective immediately and expiring January 25, 2016

MA-144 (Mayoral Application) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # A-2012-42

To appoint Daniel Sih as a member of the Chicago Plan Commission for a term effective immediately and expiring January 25, 2014

MA-145 (Mayoral Application) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # A-2012-43

To reappoint Linda Searl as a member of the Chicago Plan Commission for a term effective immediately and expiring January 25, 2016

NO. TAD-482 (31<sup>st</sup> WARD) ORDINANCE REFERRED (11-2-11)  
DOCUMENT # O2011-8807

PASS AS AMENDED

To amend Chapter 13-160-070 of the Municipal Code of Chicago, by adding and deleting language in regards to *prohibiting building exit way obstructions*

NO. A-7775 (35<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9883

PASS AS AMENDED

Common Address: See Ordinance for Specific Boundaries (West Diversey; North Drake Avenue; North Milwaukee; and North Central Park Ave)

Applicant: Alderman Rey Colon

Change Request: B3-1 Community Shopping District, B1-2 Neighborhood Shopping District, and C1-2 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

NO. A-7786 (45<sup>TH</sup> WARD) ORDINANCE REFERRED (1-18-12)  
DOCUMENT # O2012-169

Common Address: 6435 North Central Avenue

Applicant: Alderman John Arena

Change Request: RS-1 Residential Single-Unit (Detached House) to B3-1 Community Shopping District

NO. 17372 (5<sup>th</sup> WARD) ORDINANCE REFERRED (11-2-11)  
DOCUMENT # O2011-8892

PASS AS AMENDED

Common Address: 1446-70 and 1504-1514 East 70<sup>th</sup> Street; 6949-59 South Dante; and 6948-58 and 6949-59 South Harper Avenue

Applicant: Dorchester Artist (See application for list of LLC members)

Owner: Chicago Housing Authority

Attorney: Steven Friedland

Change Request: Residential Planned Development No 239 to Residential Planned Development No 239, as amended

Purpose: to permit the redevelopment/ rehabilitation of the existing buildings on the subject property with 32 dwelling units, a community center, and a art gallery



NO. 17288 (24<sup>th</sup> WARD) ORDINANCE REFERRED (6-8-11)  
DOCUMENT # O2011-5141

PASS AS AMENDED

Common Address: 5117 West Lexington St.; 735 South Laramie Avenue

Applicant: Poulos Construction Company (Spero Poulos)

Owner: Irene and Andrew Poulos

Attorney: Kenneth Theisen

Change Request: M1-2 Limited Manufacturing/ Business Park District and RS-3 Residential Single Unit (Detached House) District to C2-1 Motor Vehicle- Related Commercial District

Purpose: Burned out vacant building on 5117 Lexington will be demolished and turned into parking lot with 13 parking spaces. It will serve the construction office and storage yard located 735 S Laramie

Landmark Items

Demolitions

DOC# Or2012-80 (43<sup>rd</sup> WARD) ORDER REFERRED (2-15-12)

To approve the proposed demolition of a non-contributing building in a landmark district

Historical Landmark Designations

DOC# O2012-598 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (2-15-12)

Designation of Harriet F Reese House located at 2110 South Prairie Ave as a Chicago Landmark

Historical Landmark Fee Waivers

DOC# Or2012-95 (4<sup>th</sup> WARD) ORDER REFERRED (2-15-12)

Waiver of Building Permit Fees for the property located at 3846 South Lake Park Avenue

DOC# Or2012-99 (32<sup>nd</sup> WARD) ORDER REFERRED (2-15-12)

Waiver of Building Permit Fees for the property located at 2225 West Augusta Boulevard

DOC# Or2012-96 (43<sup>rd</sup> WARD) ORDER REFERRED (2-15-12)

Waiver of Building Permit Fees for the property located at 1008 W Armitage Avenue

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>
Or-2012-85	7	2425 E 71 <sup>st</sup> Street	Grate Sign
Or-2012-86	7	2425 E 71 <sup>st</sup> Street	Grate Sign
OR2012-100	24	420 S Pulaksi Rd	Best Neon Sign Co.
Or2012-88	32	3071 N Lincoln Ave	Chesterfield Window
Or2012-90	42	1 E Wacker Dr	Landmark Sign Group

Substituted Business ID Sign

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
O2012-686	27	306-308 S Halsted Street	City Outdoor Holdings

PASS AS AMENDED

Advertising Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
Or2012-87	3	2024 S Wabash Ave	Lincoln Services