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CITY CLERK

Meeting Of The Committee on Zoning Landmark & Building Standards

THURSDAY SEPTEMBER 27, 2012 AT 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 Reverse Numerical Order
According to Ward

NO. TAD-493 (11th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4997

To amend Title 17 Section 17-3-0207 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to recycling facilities within Commercial Zoning Districts

NO. A-7846 (44th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-5097

Common Address: 1543 W School Street

Applicant: Alderman Thomas Tunney

Change Request: RM4.5 Residential Multi-Unit District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

NO. A-7845 (43rd WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-5034

Common Address: 201-221 W Scott Street/ 1214-30 N Wells Street

Applicant: Alderman Michele Smith

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

NO. A-7844 (35th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-5070

Common Address: 3236-3250 North Kedzie Avenue

Applicant: Alderman Rey Colon

Change Request: Planned Manufacturing District to M1-1 Limited Manufacturing/ Business Park District

NO. A-7843 (21st WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-5105

Common Address: West 87th Street; South State Street; East 88th Street; or the line thereof if extended where no street exists and South Lafayette Avenue

Applicant: Alderman Howard Brookins

Change Request: Planned Development No. 117 to a T Transportation District

NO. A-7841 (16th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-5066

Common Address: 6000-6026 South Green Street, 6001-6025 South Green Street

Applicant: Alderman JoAnne Thompson

Change Request: B3-2 Community Shopping District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RS3 Residential Single-Unit (Detached House) District

NO. A-7842 (16th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-5068

Common Address: 5904 S Emerald; 739-743 W 59th Street; 5901-5965 S Halsted; 734-740 W 60th Street; 6009-6137 S Halsted; 5904-6142 S Halsted

Applicant: Alderman JoAnne Thompson

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

NO. A-7840 (8th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-5145

Common Address: 9101 S Stoney Island

Applicant: Alderman Michelle Harris

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

NO. 17538 (45th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4975

Common Address: 5201-5207 North Milwaukee

Applicant: Surface Solutions Group LLC

Owner: Milwaukee Avenue Partners Ltd.

Attorney: Bernard Cintron/ Jessica Schramm of Thompson Coburn

Change Request: B3-1 Community Shopping District to C1-1 Neighborhood Commercial District

Purpose: The Applicant seeks to use the ground floor of the existing one and two story building consisting of approximately 6,500 square feet for a light manufacturing use that involves coating of Teflon and similar products on medical supplies. The Applicant is proposing no change to the existing building. At present, the building does not have accessory parking-Based upon an Advisory Opinion, dated June 1, 2012, the building has a credit for an existing deficiency and no additional parking is required.

NO. 17531 (44th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4968

Common Address: 3303-05 North Sheffield Avenue (944-948 West School Street)

Applicant: Michael Breheny

Owner: Anderson Bros. Storage and Moving Co.

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: New Mixed Use Building with commercial (retail/office) space on the ground floor, approx. 1200 sq.ft.; 9 dwelling units above; required parking; height 63'

NO. 17537 (43rd WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4974

Common Address: 2301-2377 North Lincoln Ave; 2316-2356 North Lincoln Ave; 2366-2376 North Lincoln Ave; 2337-2353 N Halsted Street; 701-756 W Fullerton Ave; 2304-2420 N Orchard

Applicant: McCaffery Interests Inc. (Daniel T McCaffery)

Owner: Ann & Robert H Lurie Children's Hospital

Attorney: John George

Change Request: RM-5 Multi Unit District, B3-3 Community Shopping District and Institutional Planned Development No. 158 to a B3-5 Community Shopping District and then to Residential Business Planned Development No. 158, as amended

Purpose: Please see planned development statements for details

NO. 17541 (43rd WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4978

Common Address: 1816-1820 North Wells

Applicant: A New Leaf Inc (Marion Perry)

Owner: Marion Perry

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

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

Purpose: To allow for the applicant to use the property for a banquet facility in addition to private event and photography studio uses.— the purpose for rezoning the properties at 1816-1818 N. Wells is to allow the applicant to use the rear patio as additional space for the banquet facility at 1820 N. Wells in addition to existing retail flower sales. The applicant owns a garage for 20 cars at 1810 N Wells and will seek an admin. Adjustment to use it for off site parking

NO. 17536 (40th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4973

Common Address: 5822-5826 North Western Avenue

Applicant: Steve and Carol Napleton

Owner: Steve and Carol Napleton

Attorney: John George

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: to Convert an existing 4 story building into 16 residential units with 16 parking spaces

NO. 17534 (35th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4971

Common Address: 2901-17 West Shakespeare

Applicant: Chicago Title Land Trust # 11539001 (Michael Meglei)

Owner: Chicago Title Land Trust # 11539001 (Michael Meglei)

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: 62 dwelling unit residential building; 4 proposed parking spaces; no commercial space; existing height

NO. 17532 (32nd WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4969

Common Address: 1930 North Winchester Ave

Applicant: Charles Costa

Owner: Charles Costa

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: Two Dwelling Unit residential building; existing height; existing parking

NO. 17539 (32nd WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4976

Common Address: 2751-2767 North Clybourn

Applicant: Jewish Council for Youth Services

Owner: 2751 North Clybourn LLC

Attorney: Bernard Cintron/ Jessica Schramm of Thompson Coburn

Change Request: M2-3 Light Industry District to C1-3 Neighborhood Commercial District

Purpose: The existing, approximately 22,000 square foot warehouse building located at 2751-2767 North Clybourn and 1943-1949 West Diversey will be rehabilitated and reused for the establishment of an early childhood community center. The community center will provide a multi-purpose room, a gymnasium, classrooms, administrative offices, accessory storage, and outdoor playgrounds. Further, accessory off-site parking will be established at 1945 West Diversey.

NO. 17543 (32nd WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4955

Common Address: 3220-24 N Southport

Applicant: 3220-24 N Southport LLC (Patrick Miller Sr & Patrick Miller Jr)

Owner: 2751 North Clybourn LLC (Patrick Miller Sr & Patrick Miller Jr)

Attorney: Thomas Moore

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

Purpose: to build a 3 story 6 residential dwelling unit building, not exceeding 38 feet in height, with a 6 car garage in the rear

NO. 17545 (32nd WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4957

Common Address: 2207 W Belmont Avenue

Applicant: Dolyva Development LLC (Kris Doliwa)

Owner: Architrend Development LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

Purpose: The existing two and one-half story mixed-use building will be razed. The property will be redeveloped with a new three (3) story, three (3) unit residential building. The proposed building will be of masonry construction. Three (3) garage parking spaces will be located at the rear of the subject lot.

NO. 17552 (27th and 2nd WARDS) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4964

Common Address: 201-17 South Halsted Street; 761-79 West Adams St; 758-78 W Quincy Street

Applicant: White Oak Realty Partnters LLC (Richard Blum)

Owner: Andriyous Youkhana and James Veros

Attorney: Rolando Acosta

Change Request: DS-5 Downtown Service District to DX-7 Downtown Mixed Use District and then to a Planned Development

Purpose: Development of a thrity three story building containing 351 dwelling units approximately 22,635 sq.ft. of retail space, 338 parking spaces and two loading berths

NO. 17529 (26th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4966

Common Address: 3449 West North Avenue

Applicant: 3449-55 W North Avenue LLC (John and Lia Codreanu)

Owner: 3449-55 W North Avenue LLC (John and Lia Codreanu)

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed Use District

Purpose: Two dwelling unit residential building (residential below the second floor); required parking; existing height

NO. 17554 (25th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4979

Common Address: 1701 West 21st Street

Applicant: Michael Kelley

Owner: Michael Kelley

Attorney: NA

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: Property will contain 4 dwelling units that can be uses as live/work spaces., and two off street parking spaces. There will be no commercial space. The building will remain its current height, and stands 2 stories high (aprox 40 ft) in the front, and 3 stories high in the back (aprox 50')

NO. 17542 (23rd WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4953

Common Address: 5540-58 S Narragansett

Applicant: A & SL Construction Inc (Andrew Slodyczka)

Owner: Heritage Benevolent and Pleasure Club

Attorney: Christopher Koczvara

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

Purpose: Seven divided parcels measuring 32.12 frontage by 125.5 feet deep with a family residence with two parking spaces on each of the seven lots

NO. 17550 (22nd WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4962

Common Address: 3201-3345 West 31st Street; 3100-50 South Kedzie

Applicant: Chicago Southwest Development Corp (See application for list of LLC members)

Owner: Chicago Board of Education

Attorney: Rolando Acosta

Change Request: M3-3 Heavy Industry District to C1-5 Neighborhood Commercial District and then to a Planned Development

Purpose: Community Campus consisting of approximately 122,559 sq. ft. of education and community space; a 160 bed hospital; approximately 65,280 sq. ft. of medical offices; approximately 240,000 sq. ft. of retail space and outdoor recreation space and related uses in three interconnected buildings of four, nine and twelve stories and a ten story parking garage containing approximately 1,200 spaces.

NO. 17530 (14th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4967

Common Address: 4815-19 South Archer Avenue

Applicant: 4815 Archer LLC (Bahador Sedghi and Keneth Johnson)

Owner: 4815 Archer LLC (Bahador Sedghi and Keneth Johnson)

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: C1-1 Neighborhood Commercial District and C2-1 Motor Vehicle Related Commercial District to C2-1 Motor Vehicle Related Commercial District

Purpose: To establish outdoor car sales; existing car wash and oil change to remain; required parking; approximately 5700 square feet of commercial space; existing height (one story)

NO. 17544 (11th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4956

Common Address: 2749-51 S Hillock Avenue

Applicant: Kasper Development Ltd (Joe Skiba)

Owner: Kasper Development Ltd (Joe Skiba)

Attorney: Paul Kolpak

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

Purpose: The proposed use at 2751 S. Hillock Ave is a single family two-story residential building with a 2-car detached garage. The building will be approximately 1000 sq. ft. and the building height is approximately 24 feet. The 3 story frame single family residence at 2749 will remain as is

NO. 17549 (11th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4961

Common Address: 2841 South Archer Avenue

Applicant: Henry Tam

Owner: Henry Tam

Attorney: Gordon & Pikarski

Change Request: RS-1 Residential Single-Unit (Detached House) to B3-2 Community Shopping District

Purpose: the existing day care facility at 2839 S Archer will be expanded into the existing building at 2841 S Archer. There will be no residential component. The building is one story and approximately 3120 sq.ft. in size

NO. 17546 (10th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4958

Common Address: 9052-56 S Brandon Ave and 3124-34 E 91st Street

Applicant: Claretins Inc.

Owner: Claretins Inc.

Attorney: Rolando Acosta

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

Purpose: the existing structure will be demolished and the property will be improved with a surface parking containing 21 spaces all to serve Our Lady of Guadalupe as a non-required accessory parking

NO. 17551 (9th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4963

Common Address: 519-25 East 103rd Street

Applicant: 103rd Street Building LLC (Hekmat Abushamat and Mayrvat Dheililyeh)

Owner: 103rd Street Building LLC (Hekmat Abushamat and Mayrvat Dheililyeh)

Attorney: Thomas Murphy

Change Request: RS3 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District

Purpose: 1 commercial retail computer sales (with incidental repair) space in an existing building of 4180 square feet in a 1-story building ~Asphalt lot 5345 square feet: 9 parking spaces and 1 handicapped

NO. 17535 (2nd WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4972

Common Address: 1-15 East 9th Street and 901-1007 S State Street

Applicant: Ninth Street Investors (See application for list of LLC members)

Owner: City of Chicago

Attorney: John George

Change Request: DX-12 Downtown Mixed-Use District to a Residential Business Planned Development

Purpose: a 40 story 160' high residential building with 396 dwelling units and approximately 5500 sf of ground floor retail space

NO. 17533 (1st WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4970

Common Address: 1320 North Leavitt Street

Applicant: Ammer Ahmad

Owner: Ammer Ahmad

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: To demolish the existing multi-family building and build a new single family home; required parking; (height 38')

NO. 17540 (1st WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4977

Common Address: 1943-1949 West Diversey

Applicant: Jewish Council for Youth Services

Owner: 2751 N Clybourn LLC

Attorney: Bernard Cintron/ Jessica Schramm of Thompson Coburn

Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-3 Neighborhood Commercial District

Purpose: The existing, approximately 22,000 square foot warehouse building located at 2751-2767 North Clybourn and 1943-1949 West Diversey will be rehabilitated and reused for the establishment of an early childhood community center. The community center will provide a multi-purpose room, a gymnasium, classrooms, administrative offices, accessory storage, and outdoor playgrounds. Further, accessory off-site parking will be established at 1945 West Diversey.

NO. 17547 (1st WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4959

Common Address: 2400-16 West Cortland Street and 1900-1910 North Western Ave

Applicant: Cortland & Western LLC (Bart Przyjemski)

Owner: Cortland & Western LLC (Bart Przyjemski)

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-2 Neighborhood Mixed Use District

Purpose: The Eastern most portion of the property would be developed with a new three-story mixed-use building containing two (2) commercial units at grade level and three (3) rental dwelling units above with on-site parking for four (4) cars at the rear of the building. The remainder of the property would be developed with two (2) new three-story residential buildings, each containing a total of six (6) rental dwelling units, including two (2) dwelling units at grade level, with on-site parking for six (6) cars at the rear of each building. Each of the three buildings would have a height of 37' (approx.).

NO. 17548 (1st WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4960

Common Address: 1803-05 North California Avenue

Applicant: Stanly Pluta

Owner: Stanly Pluta

Attorney: Gordon & Pikarski

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: the two vacant lots will be combined and improved with an eight unit entirely residential building. The building will provide eight parking spaces and a height of 49 feet 10 inches

NO. 17553 (1st WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4965

Common Address: 2919 North Elston Avenue

Applicant: Mike Yun

Owner: Mike Yun

Attorney: Gordon & Pikarski

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

Purpose: the subject site will be improved with a masonry building consisting of two residential units. The building use will be exclusively residential. The building will provide two parking spaces and reach a height of 38 feet