

**Meeting**  
**Of The**  
**Committee on Zoning,**  
**Landmarks & Building Standards**

Thursday, September 1, 2011 10:00 AM  
Council Chambers, 2<sup>nd</sup> 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

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Items on this Agenda  
Appear in  
Reverse Numerical Order  
According to Ward

NO. MA-129 (Mayoral Application) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6411

To amend Various Sections of Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, by adding and deleting language in regards to Urban Agriculture Uses

NO. A-7701 (49<sup>th</sup> WARD) ORDINANCE REFERRED (4-13-11)  
DOCUMENT # O2011-3007

Common Address: W Howard Street/ North Ashland Avenue

Applicant: Alderman Joe Moore

Change Request: Residential Planned Development No. 950 to B3-3 Community Shopping District

NO. A-7702 (49<sup>th</sup> WARD) ORDINANCE REFERRED (4-13-11)  
DOCUMENT # O2011-3018

Common Address: North Ashland Avenue/ North Rogers Avenue

Applicant: Alderman Joe Moore

Change Request: Residential Planned Development No. 950 to C1-2 Neighborhood Commercial District

NO. 17297 (49<sup>th</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5460

Common Address: 6315-6365 North Kenmore Avenue

Applicant: Loyola University of Chicago

Owner: Loyola University of Chicago

Attorney: John J Lawlor, SNR Denton US LLP

Change Request: RM-5 Multi Unit District to RM6 Residential Multi Unit District

Purpose: To redevelop the subject property for college and university uses. (Please see application for specifics)

NO. 17312 (47<sup>th</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6333

**Common Address:** 4150 North Hermitage Avenue

**Applicant:** Vicky and William Johnson

**Owner:** Vicky and William Johnson

**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:** To allow an increase in the existing floor area to build a side addition and a rear deck to the existing house

NO. 17313 (47<sup>th</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6334

**Common Address:** 3615 North Marshfield Avenue

**Applicant:** Dean Kalla

**Owner:** Dean Kalla

**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:** To allow additional floor area to build a single dormer addition to the existing residential building

NO. 17325 (47<sup>th</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6347

**Common Address:** 4545-47 North Wolcott Avenue

**Applicant:** Albany Bank + Trust Co. (Thomas Plunkett)

**Owner:** Albany Bank + Trust Co. (Thomas Plunkett)

**Attorney:** Honorable John Fritchey

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

**Purpose:** Rezoning is sought to allow for development of a 5 dwelling unit building with 5 off street parking spaces. 38'

NO. A-7729 (45<sup>th</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5652

**Common Address:** 5440-5450 North Northwest Highway

**Applicant:** Alderman John Arena

**Change Request:** B2-3 Neighborhood Mixed-Use District to M1-2 Limited Manufacturing/ Business Park District

NO. 17293 (44<sup>th</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5456

**Common Address:** 3751 North Greenview

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

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

**Attorney:** Jessica Schramm of Thompson Coburn LLP

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

**Purpose:** To allow the conversion of unfinished attic space into 750 sq.ft. of finished third floor living space

NO. 17294 (44<sup>th</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5457

**Common Address:** 3755 North Janssen

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

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

**Attorney:** Jessica Schramm of Thompson Coburn LLP

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

**Purpose:** To allow the conversion of unfinished attic space into 465 sq.ft. of finished third floor living space

NO. 17296 (44<sup>th</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5459

**Common Address:** 3236-3318 North Ashland Avenue; 3237-3263 North Lincoln Avenue; 1600-1624 West School; and 3301-3319 North Marshfield

**Applicant:** Lincoln, Ashland & 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 No. 559 to Business-Residential Planned Development No. 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. No addition to the existing building envelopes are proposed

NO. TAD-460 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5604

To amend Title 17 Section 17-4-0207 and 17-9-0113.1 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, by adding and deleting language in regards to *Residential Storage Warehouses*

NO. TAD-464 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6398

To amend Chapter 15-26 of the Municipal Code of Chicago by adding language in regards to *the Use of petroleum gas at Navy Pier*

NO. 17309 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6330

**Common Address:** 400-18 East Grand Avenue; 529-549 North McClurg Ct.; 401-29 East Ohio Street

**Applicant:** GHB 630 LLC (See application for list of LLC members)

**Owner:** GHB 630 LLC (See application for list of LLC members)

**Attorney:** John George

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

**Purpose:** Proposed 452' 42 story apartment building containing 43 dwelling units and ground floor retail space and 135' 10 story building containing 87 dwelling units and ground floor retail space and 297 on site parking spaces

NO. 17318 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6698

**Common Address:** 237-259 East Erie Street; 628-648 North Fairbanks Court; 238-258 East Ontario Street; and Institutional Planned Development No. 3, as amended

**Applicant:** Northwestern University

**Owner:** Northwestern University, Northwestern Memorial Hospital, and The Children's Memorial Hospital

**Attorney:** Neal & Leroy

**Change Request:** Institutional Planned Development No. 3 and DX-12 Downtown Mixed-Use District to Institutional Planned Development No. 3, as amended

**Purpose:** To facilitate construction by NMH of a new outpatient care pavilion with clinical and doctors offices. There will be retail space; 575 off street parking spaces, and the proposed height of the building is approx 380 feet

NO. A-7725 (41<sup>st</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5790

**Common Address:** 6950 North Hiawatha Avenue (6934-58 North Hiawatha Avenue; 6852-92 North Mendota Avenue; 6871-95 North Leoti Avenue; and 6951-63 North Moselle Avenue)

**Applicant:** Alderman Mary O'Connor

**Change Request:** POS-1 Regional or Community Parks District and RS-1 Residential Single-Unit (Detached House) to RS-1 Residential Single-Unit (Detached House)

**Purpose:** Renovations to Wildwood Elementary School

NO. 17299 (41<sup>st</sup> WARD) ORDINANCE REFERRED (7-6-11)

DOCUMENT # O2011-5462

**Common Address:** 6639-55 North Avondale; 6640 North Avondale; 6845 North Oliphant and 6645 North Oliphant

**Applicant:** Diana Aliasi

**Owner:** Diana Aliasi

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** M1-1 Limited Manufacturing/ Business Park District, B3-2 Community Shopping District, and B1-1 Neighborhood Shopping District to M1-1 Limited Manufacturing/ Business Park District

**Purpose:** To establish a cohesive and unified zoning district on the subject property in order to promote further commercial and industrial development. Including a proposed hand car wash (containing 4500 sq.ft.) which will be located at 6639-55 N Avondale

NO. 17300 (40<sup>th</sup> WARD) ORDINANCE REFERRED (7-6-11)

DOCUMENT # O2011-5463

**Common Address:** 5521-23 North Sawyer

**Applicant:** Gunjan Mehra

**Owner:** Gunjan Mehra

**Attorney:** Law Offices of Samuel VP Banks

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

**Purpose:** To permit the completion of the construction of the new 2 story basement building located at 5523 North Sawyer which upon completion will contain 3 dwelling units and on site parking for 3 cars and the construction of a new 2 story building located at 5521 North Sawyer which will contain three dwelling units and on site parking for three cars, the height of each building will be 25'

NO. TAD-462 (38<sup>th</sup> and 39<sup>th</sup> WARDS) ORDINANCE REFERRED (7-6-11)

DOCUMENT # O2011-5555

To amend Title 17 Section 17-13-0107-A of the Municipal Code of Chicago, the Chicago Zoning Ordinance, by adding and deleting language in regards to Notice Requirements

NO. A-7740 (39<sup>th</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6632

Common Address: West Leland Avenue; North Pulaski Road; West Wilson Avenue

Applicant: Alderman Margaret Laurino

Change Request: Institutional Planned Development No. 831 to B3-1  
Community Shopping District and Institutional Planned  
Development No. 831 to Institutional Planned Development  
No. 831 as amended

NO. A-7737 (38<sup>th</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6642

Common Address: 3328-58 North Cicero Avenue

Applicant: Alderman Timothy Cullerton

Change Request: C2-1 Motor Vehicle Related Commercial District to RS-2  
Residential Single-Unit (Detached House)

NO. A-7738 (38<sup>th</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6636

Common Address: 3300-24 North Cicero Avenue

Applicant: Alderman Timothy Cullerton

Change Request: C2-1 Motor Vehicle Related Commercial District to RS-2  
Residential Single-Unit (Detached House)

NO. A-7728 (37<sup>th</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5683

Common Address: 2139 North Laramie Avenue

Applicant: Alderman Emma Mitts

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-1  
Neighborhood Mixed-Use District



NO. A-7726 (34<sup>th</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5510

**Common Address:** 10500-56 South Morgan Street; 1001-43 West 105<sup>th</sup> Street;  
10501-57 South Aberdeen Street

**Applicant:** Alderman Carrie Austin

**Change Request:** POS-1 Regional or Community Parks District to RS-2  
Residential Single-Unit (Detached House)

**Purpose:** Renovations to Mount Vernon Elementary School

NO. A-7727 (34<sup>th</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5796

**Common Address:** 1120-36 West 122<sup>nd</sup> Street; (1102-56 West 122<sup>nd</sup> Street; 12131-57  
South Racine Avenue; 12100-56 South Aberdeen Street)

**Applicant:** Alderman Carrie Austin

**Change Request:** POS-1 Regional or Community Parks District and M1-1  
Limited Manufacturing/ Business Park District to RS-2  
Residential Single-Unit (Detached House)

**Purpose:** Renovations to White Elementary School

NO. 17315 (34<sup>th</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6336

**Common Address:** 315 West 119<sup>th</sup> Street

**Applicant:** Leslie Lawrence

**Owner:** Leslie Lawrence

**Attorney:** Richard Zulkey

**Change Request:** RS3 Residential Single-Unit (Detached House) District and B1-1  
Neighborhood Shopping District to C2-1 Motor Vehicle Related  
Commercial District

**Purpose:** Up to 15 off street parking spaces, 5 for trucks and 10 spaces for  
private passenger automobile

NO. 17322 (34<sup>th</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6344

**Common Address:** 120 West 116<sup>th</sup> Street

**Applicant:** George Martin

**Owner:** George Martin

**Attorney:** Richard Zulkey

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

**Purpose:** To comply as a 3 dwelling unit building with the zoning code; 3 parking spaces; existing building height; no change; no additions

NO. 17305 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6340

**Common Address:** 3407-09 North Albany Avenue

**Applicant:** John Zabinski and Joseph Witcraft

**Owner:** John Zabinski and Joseph Witcraft

**Attorney:** Gordon & Pikarski

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

**Purpose:** 3409 will remain unchanged, two residential unit building. 3407 will be improved with a single family home that will be constructed consistent to the standards of the proposed RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

NO. 17290 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5453

**Common Address:** 2258 North Clybourn Avenue

**Applicant:** The Salvation Army, an Illinois Corporation

**Owner:** The Salvation Army, an Illinois Corporation

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** M1-2 Limited Manufacturing/ Business Park District and M3-3 Heavy Industry District to C2-2 Motor Vehicle Related Commercial District then to an Institutional Planned Development

**Purpose:** To permit the rehabilitation, reconstruction and expansion of the existing Salvation Army ARC center

NO. 17301 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5464

**Common Address:** 2219-21 North Clybourn Avenue

**Applicant:** Running Away LLC (Seymour Bartlett)

**Owner:** 2219 Clybourn Properties LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B1-3 Neighborhood Shopping District

**Purpose:** The existing 1 story brick building shall remain. The reason for the zoning change is to allow the location and establishment of a sporting goods retail store, containing more than 6000 sq ft. within the existing one-story building

NO. 17316 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6697

**Common Address:** 2018 West Wabansia

**Applicant:** Nicole and Adam Schumacher

**Owner:** Nicole and Adam Schumacher

**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 two story masonry building shall remain. The proposed development will consist of a). the deconversion of the existing two unit residential building to a single family home b). the construction of a two story masonry addition to the existing non-conforming 2 story masonry building and c). the construction of a new one story masonry garage which will contain two parking spaces. The height of the building shall remain at 31'6 ½ "

NO. 17323 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6345

**Common Address:** 1429 West Wrightwood Ave

**Applicant:** Adam Stone

**Owner:** Adam Stone

**Attorney:** Silver Law Office (Warren Silver)

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

**Purpose:** Three Story single family dwelling with two-car garage; no commercial space; building height of 37.83 feet, floor area ratio of 1.177 and front yard setback of 15 feet

NO. A-7707 (30<sup>th</sup> and 31<sup>st</sup> WARDS) ORDINANCE REFERRED (5-4-11)  
DOCUMENT # O2011-4136

**Common Address:** West Wabansia, North Tripp, North Kildare, and North Kostner Avenue

**Applicant:** Alderman Ariel Reboyras and Alderman Rey Suarez

**Change Request:** POS-2 Neighborhood Park, Mini-Park or Play lot District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District as well as RT4 Residential Two-Flat, Townhouse and Multi-Unit District and Institutional Planned Development No 808 to Institutional Planned Development No. 808, as amended

NO. A-7736 (29<sup>th</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6784

**Common Address:** 5912-14 W Madison Street

**Applicant:** Alderman Deborah Graham

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

NO. A-7731 (28<sup>th</sup> WARD) ORDINANCE REFERRED (7-12-11)  
DOCUMENT # O2011-6325

**Common Address:** 15 South Kilpatrick

**Applicant:** Alderman Jason Ervin

**Change Request:** B1-2 Neighborhood Shopping District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. 17292 (27<sup>th</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5455

**Common Address:** 1049-55 West Fulton

**Applicant:** 1055 W Fulton LLC (See application for list of LLC members)

**Owner:** 1055 W Fulton LLC (See application for list of LLC members)

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** C1-1 Neighborhood Commercial District to C3-5 Commercial, Manufacturing and Employment District

**Purpose:** The subject property will be improved with a new 5 & 6 story building. The proposed building will contain: a). 20 parking spaces within the basement level b). 7 parking spaces and retail space (approx 3,640 sq.ft.) within the first level c). retail space (approx 7,533 sq.ft.) within the second level d). office space (approx 7,533 sq.ft.) on the third-fifth levels and e). office space (approx 3,935 sq.ft.) on the 6<sup>th</sup> level. The proposed height of the building is 67.2'

NO. 17298 (27<sup>th</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5461

**Common Address:** 3834-3838 West Chicago Avenue

**Applicant:** Adolfo Vizcaino

**Owner:** Adolfo Vizcaino

**Attorney:** N/A

**Change Request:** B3-1 Community Shopping District to C2-1 Motor Vehicle Related Commercial District

**Purpose:** The existing building shall have an open air canopy covering up to ten vehicle spaces. The parking lot shall be landscaped per code, paved and with sewer.

NO. 17303 (27<sup>th</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5466

**Common Address:** 3300-3320 West Chicago; 800-920 North Spaulding; 801-803 and 811-923 North Christiana

**Applicant:** The Salvation Army

**Owner:** The Salvation Army

**Attorney:** Scott Saef, Sidley Austin LLP

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District and then to a Institutional Planned Development

**Purpose:** The Salvation Army's Freedom Center of approx 194,000 gross sq.ft. including a Corps Community Center, Harbor Light Program and Pathway Forward Program. Proposed height of the building not to exceed 60 feet and a minimum of 150 off street parking spaces to be provided

NO. 17306 (27<sup>th</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6327

**Common Address:** 1055 North Ashland

**Applicant:** The Mad Tatter Inc. (Juan Munoz Jr. and William Egan)

**Owner:** Maria Martinez

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

**Purpose:** The existing one story building shall remain. The reason for the zoning amendment is to permit the location and establishment of a tattoo parlor within the existing one story brick building

NO. A-7735 (26<sup>th</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6647

**Common Address:** 2655 West Augusta Boulevard (2655-59 West Augusta Boulevard and 949-59 North Washtenaw Avenue)

**Applicant:** Alderman Roberto Maldonado

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

**Purpose:** Off-site lot for LaFayette Elementary School

NO. 17317 (26<sup>th</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6816

**Common Address:** 3264 West Wabansia

**Applicant:** Luis Flores

**Owner:** Luis Flores

**Attorney:** NA

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

**Purpose:** The existing 3 story frame building with basement shall remain. The 3<sup>rd</sup> floor addition will be converted into a dwelling unit and register building as 3 dwelling units. Currently a 2 car garage exists. Will seek administrative adjustment or variation to satisfy additional parking space requirement

NO. 17307 (25<sup>th</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6328

**Common Address:** 2300 South Damen

**Applicant:** Rui Lan Yu

**Owner:** Rui Lan Yu

**Attorney:** N/A

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-2 Neighborhood Shopping District

**Purpose:** 1 story building with a 2300 sq.ft. restaurant. No off street parking

NO. 17319 (25<sup>th</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6341

**Common Address:** 1657-59 South Throop and 1248-58 West 18<sup>th</sup> Street

**Applicant:** 1657 S Throop LLC (See application for list of LLC members)

**Owner:** 1657 S Throop LLC (See application for list of LLC members)

**Attorney:** Rolando Acosta

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

**Purpose:** Retain the three existing buildings and the existing total of 13 dwelling units and allow the addition of up to two dwelling units, one in the 1659 S Throop Building and one at 1248 W 18<sup>th</sup> Street

NO. 17311 (23<sup>rd</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6332

**Common Address:** 5330 South Monitor Avenue

**Applicant:** Zdzislaw and Anna Nowak

**Owner:** Zdzislaw and Anna Nowak

**Attorney:** Law Offices of Mark J Kupiec & Assoc.

**Change Request:** RS-2 Residential Single-Unit (Detached House) to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

**Purpose:** Two dwelling units, existing height, existing parking

NO. 17324 (17<sup>th</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6346

**Common Address:** 7447 South Parnell

**Applicant:** Jimmie L. Funderburg Jr.

**Owner:** Jimmie L. Funderburg Jr.

**Attorney:** NA

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

**Purpose:** After the rezoning the building will include 3 dwelling units, 3 parking spaces, zero square footage of commercial space, and there will be NO change to the existing building height

NO. A-7739 (16<sup>th</sup> WARD) ORDINANCE REFERRED (7-26-11)  
DIRECT INTRODUCTION- DOES NOT HAVE DOC # AS OF YET

Common Address: 5117-5157 South Ashland Avenue

Applicant: Alderman JoAnn Thompson

Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District

NO. 17302 (16<sup>th</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5465

Common Address: 6057 S Western Avenue

Applicant: Greater Southwest Development Corporation (See application for list of LLC members)

Owner: Greater Southwest Development Corporation (See application for list of LLC members)

Attorney: Carol D Stubblefield, Esq., Neal & Leroy LLC

Change Request: M2-2 Light Industry District to B3-2 Community Shopping District

Purpose: Property previously used as grocery store and is now vacant. Property is under contract for proposed recreation and sports use. Property is improved with an existing 1 story 47,601 sq.ft. building with 216 parking spaces

NO. A-7730 (15<sup>th</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5680

Common Address: 5836 South Honore Street

Applicant: Alderman Toni Foulkes

Change Request: RT3.5 Residential Two-Flat Townhouse and Multi-Unit District to C2-1 Motor Vehicle Related Commercial District

NO. A-7734 (15<sup>th</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6649

Common Address: 2101-11 West 63<sup>rd</sup> Street

Applicant: Alderman Toni Foulkes

Change Request: C1-2 Neighborhood Commercial District to RT4A Residential Two-Flat, Townhouse and Multi-Unit District



NO. TAD-465 (11<sup>th</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6390

To amend Section 13-12-120 of the Municipal Code of Chicago by adding and deleting language in regards to increasing fines for illegal entry in buildings closed for code violations

NO. 17291 (11<sup>th</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5454

Common Address: 1752-54 West 35<sup>th</sup> Street

Applicant: Shumin Jiang

Owner: Shumin Jiang

Attorney: Thomas S. Moore

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

Purpose: New Tenant to get City Business License for a personal service martial arts studio on the ground floor retail space with six residential units above and six parking spaces in the rear

NO. 17295 (11<sup>th</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5458

Common Address: 945 -961 West 36<sup>th</sup> Street; 3600-3622 South Sangamon

Applicant: T& B Limited (Michael A Tadin, Michael A Tadin Jr, and Christina Tadin)

Owner: T& B Limited (Michael A Tadin, Michael A Tadin Jr, and Christina Tadin)

Attorney: Bernard Citron/ Jessica Schramm of Thomas Coburn LLP

Change Request: (Type 1 Application) RM4.5 Residential Multi-Unit District to RM4.5 Residential Multi-Unit District as amended

Purpose: The applicant proposes to construct 24 Townhomes and 48 parking spaces

NO. A-7733 (9<sup>th</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6602

Common Address: 300-340 West 103<sup>rd</sup> Street

Applicant: Alderman Anthony Beale

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

NO. 17304 (9<sup>th</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5467

**Common Address:** E 131<sup>st</sup> Street; and S Ellis Avenue

**Applicant:** Chicago Housing Authority

**Owner:** Chicago Housing Authority

**Attorney:** G.A. Finch/ Pamela E. Berkowitz, Hoogendoorn & Talbot LLP

**Change Request:** RS-1 Residential Single-Unit (Detached House) to a Planned Development

**Purpose:** Continued use of remaining portion of the maintenance building for storage and housing of maintenance supplies for Altgeld Community Garden. Addition of a new building, inclusion of 100 parking spaces, and incorporation of “green” features

NO. A-7721 (4<sup>th</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5632

**Common Address:** 3113 South Rhodes Avenue (501-39 East 31<sup>st</sup> Street; 3101-23 South Rhodes Avenue

**Applicant:** Alderman William Burns

**Change Request:** POS-1 Regional or Community Parks District to RM-5 Multi Unit District

**Purpose:** Renovations to Pershing Magnet Elementary School

NO. A-7722 (4<sup>th</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5564

**Common Address:** 513-55 East 51<sup>st</sup> Street

**Applicant:** Alderman William Burns

**Change Request:** POS-1 Regional or Community Parks District to RM-5 Multi Unit District

**Purpose:** Renovations to Dyett High School

NO. A-7723 (4<sup>th</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5687

**Common Address:** 1330 East 50<sup>th</sup> Street (1314-30 East 50<sup>th</sup> Street; 4900-58 South Kenwood Avenue; and 1315-29 East 49<sup>th</sup> Street

**Applicant:** Alderman William Burns

**Change Request:** POS-1 Regional or Community Parks District to RS-1 Residential Single-Unit (Detached House)

**Purpose:** Renovations to Shoesmith Elementary School

NO. A-7724 (4<sup>th</sup> WARD) ORDINANCE REFERRED (7-6-11)  
DOCUMENT # O2011-5685

**Common Address:** 4225 South Lake Park Avenue (4201-39 South Lake Park Avenue; 1101-29 East 42<sup>nd</sup> Street; 4200-40 South Oakenwald Avenue; and 1112-40 East 43<sup>rd</sup> Street)

**Applicant:** Alderman William Burns

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

**Purpose:** Renovations to Robinson Elementary School

NO. 17310 (4<sup>th</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6331

**Common Address:** 5200 South Harper

**Applicant:** 5200 Harper Apt LLC (Louis Najjar)

**Owner:** 5200 Harper Apt LLC (Louis Najjar)

**Attorney:** NA

**Change Request:** RM-5 Multi Unit District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The property shall remain with 44 residential units. Currently there are no parking spaces and none shall be added. There are currently 3 commercial spaces which will be increased to five retail and or office spaces.

NO. A-7732 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6644

**Common Address:** 2710 South Dearborn Street (2700-20 South Dearborn Street;  
41-109 West 27<sup>th</sup> Street)

**Applicant:** Alderman Pat Dowell

**Change Request:** POS-1 Regional or Community Parks District to RM-5 Multi  
Unit District

**Purpose:** Renovations to Williams Elementary School

NO. A-7741 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-4527

**Common Address:** Michigan Avenue (both sides) from Cermak Road to the  
Stevenson Expressway and; 2342-2408 South Indiana Avenue  
(west side only)

**Applicant:** Alderman Bob Fioretti

**Change Request:** DX-3 and DX-5 Mixed Use District to DS-5 Downtown Service  
As well as to designate Michigan Avenue from Cermak to 24<sup>th</sup>  
Place as a Pedestrian Street

NO. 17308 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6329

**Common Address:** 324-514 W Harrison St; 522-530 W Harrison Street; 511-537  
South Clinton Street; 401-439 West Van Buren Street; 508-534  
South Canal St; 401-535 South Canal Street; 700-750 South  
Wells Street

**Applicant:** International Property Developers North America Inc. (William  
Charles Davies)

**Owner:** United States Postal Service

**Attorney:** John George

**Change Request:** Waterway Business Residential Planned Development No.  
1065, Residential Planned Development 1163, DX-12  
Downtown Mixed Use District, and DX-7 Downtown Mixed  
Use District to DX-16 Downtown Mixed-Use District and  
DX-16 Downtown Mixed Use District to a Waterway Business  
Residential Planned Development No. 1065, as amended

**Purpose:** New Proposed development-multi-building, mixed use  
development . Please see application for specifics

NO. 17314 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6335

**Common Address:** 1675 North Western Avenue

**Applicant:** Pipeworks Brewing LLC (Gerrit Lewis and Oslon Robert)

**Owner:** Chicago Equities LLC

**Attorney:** Law Offices of Mark J Kupiec & Assoc

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

**Purpose:** A craft brewery with retail sales to be located in the existing building at 1675 North Western. Approx 2550 sq.ft. of Commercial Space, existing parking

NO. 17320 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6342

**Common Address:** 2753 N Maplewood

**Applicant:** GX Chicago LLC (See application for list of LLC members)

**Owner:** Anne Marie St. Germaine

**Attorney:** Rolando Acosta

**Change Request:** RS3 Residential Single-Unit (Detached House) District to B2-1 Neighborhood Mixed-Use District

**Purpose:** To allow the use of the property as accessory parking for an existing development at 2535-45 West Diversey

NO. 17321 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6343

**Common Address:** 2515-2615 West Diversey; 2753-59 & 2720 -56 North Maplewood; 2743-56 North Rockwell

**Applicant:** GX Chicago (See application for list of LLC members)

**Owner:** GX Chicago (See application for list of LLC members)

**Attorney:** Rolando Acosta

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to C2-3 Motor Vehicle Related Commercial District and C2-3 Motor Vehicle Related Commercial District, B2-1 Neighborhood Mixed-Use District, and Residential Business Planned Development No. 1094 to Residential Business Planned Development No. 1094, as amended

**Purpose:** Existing 4 story building containing approximately 270,000 sq.ft. and 90 parking spaces used for office and retail space. The amendment is sought to add land to the existing planned development which land will be used for accessory off-street parking

NO. 17326 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7-28-11)  
DOCUMENT # O2011-6348

Common Address: 2425 West Cortland Street

Applicant: 2425 W Cortland Properties Inc. (Robert & Maria Ferrari)

Owner: Robert Ferrari

Attorney: Honorable John Fritchey

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

Purpose: Rezoning is sought to allow the development of a 3 dwelling  
building with 3 off street parking spaces