

Meeting Of The Committee on Zoning Landmark & Building Standards

OFFICE OF THE
CITY CLERK

2012 JUN 13 PM 1:56

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MONDAY, JUNE 25, 2012, 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. 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-7822 (15th WARD) ORDINANCE REFERRED (5-9-12)
DOCUMENT # O2012-3347

Common Address: 3544-56 West 63rd Street

Applicant: Alderman Toni Foulkes

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

NO. A-7818 (27th WARD) ORDINANCE REFERRED (5-9-12)
DOCUMENT # O2012-3350

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

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. 17484 (1st WARD) ORDINANCE REFERRED (5-9-12)
DOCUMENT # O2012-3282

Common Address: 2530-36 N Elston Avenue

Applicant: Elston Development Joint Venture LLC (See application for list of LLC members)

Owner: Elston Development Joint Venture LLC (See application for list of LLC members)

Attorney: Law Offices of Samuel VP Banks

Change Request: M2-3 Light Industry District to C3-1 Commercial, Manufacturing and Employment District

Purpose: The two existing structures on the zoning lot will be razed. The proposed zoning amendment will allow the Applicant to redevelop the site with a new one-story, "big box" retail building (26,375 sq. ft.) and an on-site, accessory parking lot which will provide a total of fifty-two (52) parking spaces (approx. 18,783 sq. ft.). The accessory lot is intended to provide parking for the proposed retail establishment.

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-striped 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. 17486 (17th WARD) ORDINANCE REFERRED (5-9-12)
DOCUMENT # O2012-3284

Common Address: 7849-7859 South Peoria Street; 832-858 West 79th Street; and
7848-7858 South Green Street

Applicant: Full Circle Communications

Owner: (See application for list of LLC members)

Attorney: Carol Stubblefield c/o Neal & Leroy LLC

Change Request: B1-2 Neighborhood Shopping District to B1-3 Neighborhood
Shopping District

Purpose: 46 dwelling units; 42 parking spaces, 64'9" height and 5,800
sq.ft. of tenant amenities on ground floor

NO. 17487 (27th WARD) ORDINANCE REFERRED (5-9-12)
DOCUMENT # O2012-3285

Common Address: 1217-19 West Monroe Street

Applicant: Aldine Trust (David Ruttenberg)

Owner: Aldine Trust (David Ruttenberg)

Attorney: Rolando Acosta

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

Purpose: Existing three story building contains a total of approximately
17,640 sq. ft. and is constructed to the property lines. The
Applicant proposes to use the first floor for a personal training
facility, the third floor for a residential dwelling unit and the
second floor for office/retail/personal training. Two off-street
parking spaces will be provided at the rear of the existing
building. No off-street loading will be provided.

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, Barabara McLinden, and Jane Slaven)

Owner: NRG Clybourn- Wrightwood LLC (Graham Palmer, Sol Barket, Barabara 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. 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. 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.