

Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
Meeting of February 26, 2013
To be Reported out March 13, 2013

NO. A-7861 (50th WARD) ORDINANCE REFERRED (10-31-12)
DOCUMENT # O2012-7253

Common Address: 6601-6653 North Kedzie Avenue; 3046-3154 West Albion Avenue;
3046-3154 West Wallen Avenue; and 3047-3155 West Wallen Avenue

Applicant: Alderman Debra Silverstein

Change Request: Residential Planned Development No. 826 to RT4 Residential Two-Flat,
Townhouse and Multi-Unit District and then to Residential Planned
Development No. 826, as amended

PASS AS REVISED

NO. A-7872 (39TH WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-423

Common Address: 5810-30 North Pulaski Road

Applicant: Alderman Margaret Laurino

Change Request: Commercial Manufacturing Planned Development No. 789 to M2-1
Light Industry District

PASS AS AMENDED

NO. A-7717 (26th WARD) ORDINANCE REFERRED (6-8-11)
DOCUMENT # O2011-4550

Common Address: 3340-3356 West North Avenue

Applicant: Alderman Roberto Maldonado

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

PASS AS AMENDED

NO. A-7870 (26TH WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-408

Common Address: 2612-20 W Division Street

Applicant: Alderman Roberto Maldonado

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

NO. A-7850 (22ND WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5685

PASS AS AMENDED

Common Address: South Kostner Avenue; a line 1,578.55 feet south of West 24th Place; a line 493 feet west of South Kostner Avenue; a line 1,921.55 feet south of West 24th Place; a line 1238.59 feet west of South Kostner Avenue; an arc of 251.07 feet approximately 729.41 feet west of South Kostner Avenue; and Chicago, Burlington and Quincy Railroad

Applicant: Alderman Ricardo Muñoz

Change Request: Business-Residential Institutional Planned Development No. 1132 to C2-3 Motor Vehicle Related Commercial District

NO. A-7868 (11TH WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-399

Common Address: 2101-07 South Halsted Street

Applicant: Alderman James Balcer

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

NO. 17644 (47TH WARD) ORDINANCE REFERRED (12-12-12)
DOCUMENT # O2012-8208

Common Address: 4036-4040 North Hermitage

Applicant: Hermitage Partners LLC (Christopher S. McGuire, Anthony B. McGuire)

Owner: Hermitage Partners LLC (Christopher S. McGuire, Anthony B. McGuire)

Attorney: Warren Silver

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-5 Neighborhood Mixed Use District

Purpose: Single family residence on the third floor, 2 corporate apartments on the 1st floor, 4 parking spaces to the south of the building and 11 interior parking spaces, 18,922 square feet of corporate office space on the 1st and 2nd floors, existing building height of .40', 9" to remain.

NO. 17659 (44TH WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-39

Common Address: 3223-29 N Sheffield

Applicant: Sonco Real Estate LLC 3223 N Sheffield Series (Gary Korol, Steven Korol, and Jack Korol)

NO. 17502 (42nd WARD) ORDINANCE REFERRED (6-6-12)
DOCUMENT # O2012-3734

PASS AS REVISED

Common Address: 316-326 N Orleans Street

Applicant: Wolf Point Owners LLC (See application for list of LLC members)

Owner: Wolf Point Owners LLC (See application for list of LLC members)

Attorney: John J George

Change Request: Business Planned Development No 98 to Business Planned Development No 98, as amended

Purpose: Site A: 525' residential building containing 510 dwelling units with 200 parking spaces; Site B: 950 mixed use building containing approximately 600 dwelling units, 1,800,000 sq. ft. of building area and 885 parking spaces; Site C: 750' mixed use building containing 1,500,000 sq. ft. of building area with 200 parking spaces.

NO. 17641 (42nd WARD) ORDINANCE REFERRED (12-12-12)
DOCUMENT # O2012-8205

PASS AS REVISED

Common Address: 108 N State Street

Applicant: CIM Group LP (See application for list of LLC members)

Owner: CIM Group LP (See application for list of LLC members)

Attorney: Mara Georges

Change Request: Planned Development 489 to Planned Development 489, as amended

Purpose: Applicant seeks an amendment to PD 489 to include the following language: "In the event of any inconsistency between this Planned Development or of the modifications or changes thereto and a Special Sign District, the terms of this Planned Development and the modifications or changes thereto shall govern." This language inclusion is necessary to allow applicant to post signage at Block 37.

NO. 17503 (41st WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3735

PASS AS AMENDED AND REVISED

Common Address: 8601-61 W Bryn Mawr, 5500-56 N Delphia; 8600-62 W Catalpa; 5501-57 N Oakview

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

Owner: Interpark Investors LLC (See application for list of LLC members)

Attorney: John J George

NO. 17651 (33rd WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-31

Common Address: 4024 North California

Applicant: Brendan Carroll

Owner: Brendan Carroll

Attorney: Law Offices of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: The existing three-story single family home was constructed beyond the scope of a building permit by a previous owner. The Applicant is seeking a zoning amendment in order to obtain a corrected building permit to finish the interior build-out of the home. The existing building contains 4,288 sq. ft. of total building area. There is no proposed floor area expansion beyond the existing 4,288 sq. ft. The resulting building will be three-stories in height (existing), contain two (2) onsite garage parking spaces, and be occupied as a single family home by the Applicant

NO. 17658 (30th WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-38

Common Address: 2933 North Avers

Applicant: Ilya Kunin

Owner: Ilya Kunin

Attorney: Sandeep Basran

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

Purpose: Exterior Property will remain the same. There will be an additional living space inside the owners unit. The attic will be dormered

NO. 17655 (27th WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-35

Common Address: 2847 W Jackson Boulevard

Applicant: Marillac Social Center

Owner: Daughters of Charity Ministries, Inc

Attorney: John George

NO. 17645 (26th WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-25

PASS AS REVISED

Common Address: 3400-3506 W. Division St; 1200-1216 N. Homan Ave.,

Applicant: New Life Covenant Church

Owner: 3410 Division LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to C3-1 Commercial, Manufacturing and Employment District

Purpose: The existing one-story vacant industrial building will be razed. The site will then be redeveloped with a sanctuary with a new 42,000 sq.ft. high one story, religious assembly facility containing a main prayer sanctuary with approximately 1,500 seats, classrooms, and accessory offices. There will be 191 on site parking spaces and one loading berth to serve the proposed use.

NO. 17652 (26th WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-32

Common Address: 740-742 North Western Avenue

Applicant: Mia Property Acquisitions, LLC (Bart Przyjemski)

Owner: Edward Miller and Trust c/o Elaine Miller Trustee

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is proposing to develop the now vacant parcels with a new three-story six (6) dwelling unit all residential building. The proposed building will be approximately 40' in height. There will be six (6) onsite parking spaces located at the rear of the subject property to serve the residential building.

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

PASS AS AMENDED AND REVISED

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

NO. 17611 (5th WARD -) ORDINANCE REFERRED (11/15/12)
DOCUMENT # O2012-8008

PASS AS REVISED

Common Address: 5020-5050 South Lake Shore Drive

Applicant: RP Hyde Park LLC (See application for list of LLC members)

Owner: RP Hyde Park LLC (See application for list of LLC members))

Attorney: Danielle Meltzer Cassel

Change Request: RM6.5 Residential Multi-Unit District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: 1038 dwelling units, permitting up to 20 of those units for periodic lodging use, up to 37,000 square feet of commercial space (not including lobby, hallway and tenant amenity areas), and 618 non-conforming parking spaces (not including tandem spaces). No changes are proposed to the existing maximum Building Height of 348 feet (measured at the underside of the top habitable floor's ceiling, per the current Zoning Ordinance).

NO. 17608 (3rd WARD) ORDINANCE REFERRED (10-31-12)
DOCUMENT # O2012-7165

PASS AS AMENDED AND REVISED

Common Address: 4301-4453 South Federal Street; 4300-4452 and 4301-4453 South Dearborn and 4330-4452 South State Street (Existing Residential Planned Development 1135)

Applicant: BMT- I LLC (See application for list of LLC members)

Owner: Chicago Housing Authority

Attorney: Steven Friedland

Change Request: Residential Planned Development No 1135 to Residential Planned Development 1135, as amended

Purpose: The number of dwelling units and other bulk parameters will not change. The amendment will permit an urban farm as an interim or temporary use in Subarea B

NO. 17656 (2nd WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-36

Common Address: 1640 N Damen Avenue

Applicant: Last Steep LLC (See application for list of LLC members)

Owner: Last Steep LLC (See application for list of LLC members)

Attorney: DLA Piper LLP

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-3 Community

HISTORICAL LANDMARK DESIGNATIONS

DOC# O2013-792 (48th WARD) ORDINANCE REFERRED (2-13-13)

Designation of the Mutual Insurance Building, located at 4750 N Sheridan, as a Chicago Landmark

DOC# O2013-775 (2nd WARD) ORDINANCE REFERRED (2-13-13)

Designation of the Ukrainian Village District Extension, comprised of the former St. John Evangelical Lutheran Church and School Buildings, located at 913-925 North Hoyne as a Chicago Landmark

LARGE SIGNS OVER 100 FEET IN DIAMETER, 24 FEET ABOVE GRADE

Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
Or2013-62	1	2274 N Milwaukee Avenue	Flashtrix Inc.
Or2013-61	6	712 East 87 th Street	Neon Prism Electric Sign Co.
Or2013-74	8	1634 East 87 th Street	First Ad Comm
Or2013-68	10	2915-17 E 95 TH Street	Ed Signs
Or2013-69	10	9059 S Commercial Avenue	Neon Prism Electric Sign Co.
Or2013-57	16	5759 S Western Avenue	Doyle Signs Inc.
Or2013-64	27	800 N Kedzie Avenue	Neon Prism Electric Sign Co.
Or2013-65	27	355 N Ashland Ave	WGN Flag & Decorating Co.
Or2013-75	42	632 N Dearborn St	Olympic Signs
Or2013-60	44	2868 N Broadway	Olympic Signs
Or2013-58	44	2868 N Broadway	Olympic Signs

Business ID Signs (DIRECT INTRODUCTION)

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
TBD	41	8550 W Bryn Mawr Ave	White Way Sign
Or2013-105	45	3912 N Cicero Ave	American Public Art Signs