

Meeting Of The Committee on Zoning Landmark & Building Standards

2013 APR 24 PM 3:23
CITY CLERK

TUESDAY, APRIL 30, 2013 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. A-7887 (42nd WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1637

Common Address: 150 North Riverside Drive
Applicant: Alderman Brendan Reilly
Change Request: Waterway Residential Business Planned Development No.
785 to DX-16 Downtown Mixed-Use District

NO. A-7886 (41st WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1641

Common Address: 8151-8201 West Higgins Road
Applicant: Alderman Mary O'Connor
Change Request: Commercial Planned Development No. 1136 to B3-1
Community Shopping District

NO. A-7885 (39th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1651

Common Address: 4248-68 West Montrose Avenue 4257-4301 West Montrose
Avenue
Applicant: Alderman Margaret Laurino
Change Request: B3-1 Community Shopping District to RT3.5 Residential
Two-Flat Townhouse and Multi-Unit District

NO. A-7884 (38th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1634

Common Address: 4015-25 North Narragansett Avenue
Applicant: Alderman Timothy Cullerton
Change Request: B3-1 Community Shopping District to RS-2 Residential
Single-Unit (Detached House)

NO. A-7881 (2nd WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1643

Common Address: East 9th Street thru East 11th Street and South Wabash Avenue
Applicant: Alderman Robert Fioretti
Change Request: Residential Business Planned Development No. 932 to DX-12
Downtown Mixed-Use District

NO. A-7882 (2nd WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1642

Common Address: East 9th Street & South Michigan Avenue

Applicant: Alderman Robert Fioretti

Change Request: Residential Business Planned Development No. 932 to DX-16
Downtown Mixed- Use District

NO. A-7880 (1st WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1649

Amendment of Section 17-3-503-D of the Municipal Code by modifying a segment of North Milwaukee Avenue (from 2600 West/ 2156 North to 3000 West) as a pedestrian retail street

NO. 17688 (47th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1584

Common Address: 2248 West Irving Park Road

Applicant: 2248 West Irving Park Road LLC (David Burnett)

Owner: 2248 West Irving Park Road LLC (David Burnett)

Attorney: Law Offices of Samuel VP Banks

Change Request: B1-1 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

Purpose: The existing two-story, two (2) dwelling unit building at the subject property will be razed. The property will then be redeveloped with a new four-story mixed-use building containing one (1) retail space at grade and three (3) residential dwelling units above. The building will be masonry in construction and 46'-6" in height. Three (3) parking spaces will be located at the rear of the subject property to serve the proposed dwelling units.

NO. 17690 (41st WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1586

Common Address: 5404-5460 North Cumberland Ave; 8400-8454 West Catherine Ave; 5401-5457 N Chester Ave; 8401-8455 W Catalpa Ave

Applicant: Cumberland Centre LLC (Rand Diamond, and Lawrence Webb)

Owner: Cumberland Centre LLC (Rand Diamond, and Lawrence Webb)

Attorney: Jack George, Schuyler Roche & Crisham

Change Request: Planned Development No 322 to Planned Development No 322, as amended

Purpose: Applicant proposes this technical amendment to the planned development only to allow Medical Service as a permitted use. No other changes are proposed

NO. 17691 (40th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1587

Common Address: 5453-5455 North Ravenswood Avenue

Applicant: 1426 Winnemack LLC (Tom Romano)

Owner: 1426 Winnemack LLC (Tom Romano)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The existing one story commercial building (f/k/a "Ravenswood Pub") will be razed. The property will be redeveloped with a new three-story (with basement), six (6) unit, residential building, with a roof deck. The proposed building will be of masonry construction. Five (5) enclosed ("garage") parking spaces, as well as one (1) covered ("carport") space, will be located at the rear of the subject lot.

NO. 17699 (40th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1595

Common Address: 5046-5056 North Lincoln Avenue

Applicant: The Hertz Corporation (See application for list of LLC members)

Owner: Heidner VI LLC

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is seeking a Zoning Amendment in order to locate and establish an automobile rental facility with the outdoor storage of motor vehicles at the subject property- The existing one-story building at the subject property will remain. There is no proposed expansion of the existing building. The subject property provides 19 on-site parking spaces

NO. 17683 (39th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1579

Common Address: 4248 West Montrose Ave

Applicant: Bert Tuckpointing & Restoration Inc.

Owner: Bert Tuckpointing & Restoration Inc.

Attorney: John Fritchey

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

Purpose: Rezoning is sought to allow tuckpointing company

NO. 17697 (36th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1593

Common Address: 5800 West Addison Street

Applicant: Stanley Wlodkowski

Owner: Chicago Title Land Trust Company successor to the Columbia National Bank #2614

Attorney: Daniel Lauer

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-2 Community Shopping District

Purpose: To allow the property to be used for a General Practice Physician's Office. The footprint, height and parking at the building will not change from the existing one-story structure of approximately 2872 square feet. Office uses are not permitted under the current zoning, and the current office use of a photography studio was "grandfathered" from the prior zoning district classification.

NO. 17694 (35th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1590

Common Address: 2342 North Hamlin

Applicant: MK Construction & Builders (Marcin Kawa)

Owner: MK Construction & Builders (Marcin Kawa)

Attorney: William J.P. Banks of Schain Burney Banks & Kenny

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

Purpose: The applicant intends to construct a 2 story single family home on the property consisting of 2, 534 square feet and with a height of 28'9". The proposed single family home will comply with all other bulk regulations set forth in the Zoning Code and will have a parking garage with space for 2. cars..

NO. 17686 (32nd WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1582

Common Address: 2564-2586 North Clybourn Avenue

Applicant: NRG Clybourn Wrightwood, LLC (Graham Palmer, Barbara McLinden, Jane Slaven)

Owner: NRG Clybourn Wrightwood, LLC (Sol Barket, Graham Palmer, Barbara McLinden, Jane Slaven)

Attorney: Donna Pugh

Change Request: M3-3 Heavy Industry District and B3-3 Community Shopping District to B3-3 Community Shopping District

Purpose: The property will be used for a 9,114 square foot retail building.

NO. 17687 (28th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1583

Common Address: 240 North Harding/ 3937-3941 West Lake Street

Applicant: Jorge Cruz

Owner: Jorge Cruz

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning amendment in order to locate and establish a Class IV(A) Recycling Facility at the subject property. The existing one-story masonry building will remain. There are no proposed expansions to the physical building at the subject property.

NO. 17684 (26th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1580

Common Address: 1237-41 North California Avenue

Applicant: Puerto Rican Parade Committee Chicago Inc (Angel Medina)

Owner: Puerto Rican Parade Committee Chicago Inc (Angel Medina)

Attorney: Gordan & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-2 Community Shopping District

Purpose: Applicant seeks to conform the zoning to the existing use of the property as a community center and banquet hall.

NO. 17682 (20th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1578

Common Address: 146-160 East Marquette Road and 6664-6670 South Indiana Avenue

Applicant: Christian Heritage Training Center

Owner: Christian Heritage Training Center

Attorney: Carol Stubblefield

Change Request: B3-1 Community Shopping District to RM-5.5 Multi Unit District

Purpose: Applicant proposes to renovate and expand an existing church building. Total square footage of the new structure will be approximately 19,244 square feet. The new building will have two new floors with total building height of approximately 41'-4". The new facility will have 5 classrooms, community meeting space, new chapel and church offices.

NO. 17685 (14th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1581

Common Address: 5001-5009 S Lawndale Ave, 5013-5065 S Lawndale Ave, 3610-3654 W 51st St, 5019 S Central Park Ave, 5001 S Millard Ave, 3654 W 50th St, 4933 S Millard Ave, 5015 S Millard Ave, 5000-5064 S Millard, 3605-3623 W 50th St, 3610 W 50th St, 4921 S Central Park Ave, 4922-4926 S Central Park Ave, 4925 S Millard Ave and 3646-3654 W 50th St

Applicant: Park Place Venture LLC (See application for list of LLC members)

Owner: Park Place Home Owner Association (See application for list of LLC members) and Town Homes at Park Place Homes Association

Attorney: Chico & Nunes

Change Request: Residential Planned Development No 989 to RM-5 Multi Unit District and then to Residential Planned Development No. 989, as amended

Purpose: The zoning amendment is required in order to permit the construction of fourteen (14) three-story buildings containing a total of seventy-eight (78) affordable dwelling units and on-site parking for seventy-four (74) vehicles on the property located at 4933 S. Millard Ave.;3654 West 50th St. (Sub areas A-1 & A-2). The remainder of the property will be developed at a future date in accordance with the attached Plan of Development statements.

NO. 17695 (10th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1591

Common Address: 8946-8950 South Commercial Avenue

Applicant: Gemstone Jewelers Inc. (Jose Rameriz)

Owner: Raul Correa

Attorney: Thomas Moore

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

Purpose: New tenant to open a jewelry repair shop and be able to buy gold in a 1st floor 1,100 sq.ft. retail space in an existing 2 story brick building with 3 retail spaces on the 1st floor. 2 retail spaces on the 2nd floor and 1 residential dwelling apartment on the 2nd floor with 5 parking spaces in the rear of the lot.

NO. 17700 (3rd WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1596

Common Address: 1313-1339 South Wabash Avenue

Applicant: 1333 S Wabash LLC

Owner: (See application for list of owners)

Attorney: Andrew Scott

Change Request: DX-7 Downtown Mixed Use District and Residential Business Planned Development No 1029 to Residential Business Planned Development No. 1029, as amended

Purpose: The applicant wishes to redevelop the vacant portion of the property for use as a 280-foot high residential building with 307 dwelling units. 200 off street parking spaces and two loading berths.

NO. 17693 (1st WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1589

Common Address: 1540 North Milwaukee

Applicant: 1540 North Milwaukee Ave (See application for list of LLC members)

Owner: Mariusz Szyrka

Attorney: Richard Kruse

Change Request: B3-2 Community Shopping District to C1-2 Neighborhood Commercial District

Purpose: Proposed use will be a Tavern with accessory food service on the ground floor of a four story building with dwelling units on the three upper floors

NO. 17696 (1st WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1592

Common Address: 1841-1849 West Race Avenue

Applicant: Indeco Holdings Inc (See application for list of LLC members)

Owner: Frank Marvin

Attorney: Daniel Lauer

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

Purpose: To allow construction of Three single family homes with a separate two car garage. The footprint of each new home will be 23.97 feet by 90 feet. The height of the homes will be 38 feet.

NO. 17698 (1st WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1594

Common Address: 540-544 North Paulina Street

Applicant: Avra Properties End User Fund 1, LLC (See application for list of LLC members)

Owner: Avra Properties End User Fund 1, LLC (See application for list of LLC members)

Attorney: Paul Kolpak

Change Request: C2-2 Motor Vehicle Related Commercial District and RS3 Residential Single-Unit (Detached House) District to B2-2 Neighborhood Mixed Use District

Purpose: Applicant will establish a new zoning lot on the north 48 feet which will contain four dwelling units, one below the second floor. The building will contain an open Stairwell and a four-story enclosed elevator and a fifth level enclosed roof access stairway. Four outdoor parking spaces will be provided. The existing building height will not change except for the access stairwell, which will be 56.4 feet in height measured from grade. The footprint of the existing building and the height will not change. The east, north and west set back are currently 0 feet and will remain 0 feet. The south set back will be 16 feet. The south 24 feet will be improved with a new two-story single family home 30 feet in height with a two-car detached garage. The north and south set backs will be three feet. The east front set back will be 5.3 feet. The rear west set back will be 32 feet 6 inches.