

# Meeting Of The Committee on Zoning Landmark & Building Standards

TUESDAY JUNE 11, 2013 AT 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

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

2013 JUN -5 PM 12:44  
OFFICE OF THE  
CITY CLERK  
83

NO. A-7909 (50<sup>th</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3455

Common Address: 6526 North Francisco Avenue

Applicant: Alderman Debra Silverstein

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

NO. A-7908 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3452

Common Address: 4-8 East Huron Street

Applicant: Alderman Brendan Reilly

Change Request: Residential Business Planned Development No. 1003 to DX-12 Downtown Mixed-Use District

NO. A-7896 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (4/10/13)  
DOCUMENT # O2013-2748

Common Address: 1858-1960 West Fullerton Avenue

Applicant: Alderman Scott Waguespack

Change Request: M3-3 Heavy Industry District and C1-3 Neighborhood Commercial District to C3-3 Commercial, Manufacturing and Employment District

NO. A-7907 (31<sup>st</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3451

Common Address: 5000-58 West Diversey Avenue

Applicant: Alderman Ray Suarez

Change Request: RS3 Residential Single-Unit (Detached House) District, RT4 Residential Two-Flat, Townhouse and Multi-Unit District, B3-1 Community Shopping District, and B1-1 Neighborhood Shopping District to B1-1 Neighborhood Shopping District

NO. A-7906 (23<sup>rd</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3448

Common Address: 4222-24 West 63<sup>rd</sup> Street

Applicant: Alderman Michael Zalewski

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

NO. A-7905 (11<sup>th</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3447

Common Address: 2622 South Green Street  
Applicant: Alderman Anthony Beale  
Change Request: M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-7904 (10<sup>th</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3446

Common Address: 3435-3829 East 87<sup>th</sup> Street  
Applicant: Alderman John Pope  
Change Request: Manufacturing Planned Development No. 759 to M3-3 Heavy Industry District

NO. A-7903 (9<sup>th</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3444

Common Address: 10259 South St. Lawrence Avenue; 600-604 East 103<sup>rd</sup> Street  
Applicant: Alderman Anthony Beale  
Change Request: B3-1 Community Shopping District to RS-1 Residential Single-Unit (Detached House)

NO. A-7902 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3440

Common Address: 2219 West North Avenue; 2223 West North Avenue; 1549 North Bell Avenue  
Applicant: Alderman Proco Joe Moreno  
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-2 Community Shopping District

NO. 17733 (47<sup>th</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3330

Common Address: 3952-56 North Ashland Avenue/ 1611 West Irving Park Road

Applicant: JDB Properties (Dragana Radosavljevic, John Nannini, Robert Nannini)

Owner: JDB Properties (Dragana Radosavljevic, John Nannini, Robert Nannini)

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

Purpose: New four story mixed use building; approximately 1,750 SF of commercial space on the ground floor; nine (9) dwelling units on upper floors; 9 parking spaces; height: 48'

NO. 17740 (47<sup>th</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3341

Common Address: 2500-2650 and 2619-2637 West Bradley Place

Applicant: Bradley Place Holdings LLC (See application for list of LLC members)

Owner: (See application for list of owners)

Attorney: Donna Pugh of Foley & Lardner

Change Request: Waterway Manufacturing Planned Development NO. 439, M1-1 Limited Manufacturing/ Business Park District and M2-2 Light Industry District to M2-2 Light Industry District and then to Waterway Manufacturing Planned Development NO. 439, as amended

Purpose: To add 2500-2628 and 2619-2637 West Bradley Place to the existing Waterway Manufacturing Planned Development. The property will be used for a variety of uses, including warehousing, distribution, office, sports and recreation, parking, and other uses allowed in the Planned Development.

NO. 17743 (47<sup>th</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3344

Common Address: 3636-3714 North Talman Avenue

Applicant: Chicago Near North Soccer LLC (See application for list of LLC members)

Owner: (See application for list of owners)

Attorney: Mara Georges of Daley and Georges

Change Request: M2-2 Light Industry District to C1-2 Neighborhood Commercial District and then to a Waterway Neighborhood Commercial Planned Development

Purpose: The Planned Development will allow for an indoor/outdoor sports and recreation soccer facility, training center, fitness center and restaurant, with 67 on-site parking spaces. Approx. 122,000 sq.ft.

NO. 17729 (46<sup>th</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3328

Common Address: 4520 N Beacon Street

Applicant: 4520 N Beacon Inc (Dave Gassman)

Owner: 4520 N Beacon Inc (Dave Gassman)

Attorney: Thomas Moore

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

Purpose: To convert a 2 story brick building into a 24 residential dwelling unit, with 24 parking spaces, and no commercial space. Total height of the building is 38 feet.

NO. 17725 (45<sup>th</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3324

Common Address: 5396-98 North Milwaukee Avenue

Applicant: Michal Juszczuk

Owner: Michal Juszczuk

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: B3-1 Community Shopping District to C2-3 Motor Vehicle Related Commercial District

Purpose: Motorcycle Sales and repair, approximately 12,000 sq.ft of commercial space 8 parking spaces; height 30 ft

NO. 17744 (45<sup>th</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3345

Common Address: 5712-5718 West Lawrence Ave

Applicant: The Amalio Gutierrez and Margarita Gutierrez Trust (See application for list of LLC members)

Owner: The Amalio Gutierrez and Margarita Gutierrez Trust (See application for list of LLC members)

Attorney: Warren Silver

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-1.5 Neighborhood Mixed-Use District

Purpose: One existing two-story building containing 5 dwelling units. 5 parking spaces, with approximately 2115 square feet of commercial space; and the building will remain approximately 22 feet tall

NO. 17730 (44<sup>th</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3335

Common Address: 1060 West Addison Street (Please see application for additional addresses)

Applicant: See Application Exhibit A for list of Applicants and Owners

Owner: See Application Exhibit A for list of Applicants and Owners

Attorney: David Reifman of DLA Piper

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District, B3-2 Community Shopping District, and Entertainment and Spectator Sports Planned Development No. 958 to C2-5 Motor Vehicle Related Commercial District and then to Entertainment and Spectator Sports Planned Development No. 958, as amended

Purpose: The proposed amendment will allow expansion, restoration and rehabilitation of Wrigley Field and development and redevelopment of adjacent property with hotel, office, entertainment, recreation, retail, restaurants, other uses, and incidental, related and accessory uses, as set forth in more detail in the accompanying application documents.

NO. 17731 (44<sup>th</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3336

Common Address: 1140/ 1152 West Eddy Street

Applicant: Wrigley Field Parking Operations (See application for list of corporation members)

Owner: Wrigley Field Parking Operations (See application for list of corporation members)

Attorney: David Reifman of DLA Piper

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

Purpose: Applicant seeks this map amendment to allow reconstruction and expansion of an existing non-accessory parking garage. The garage, as expanded, will contain approximately 300 parking spaces. Further detail is provided in the accompanying application documents.

NO. 17737 (44<sup>th</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3334

Type 1 Application

Common Address: 3141 North Sheffield Avenue

Applicant: Fletcher Lofts LLC (See application for list of LLC members)

Owner: Fletcher Lofts LLC (See application for list of LLC members)

Attorney: Jack Parino/ Jessica Schramm of Thompson Coburn

Change Request: B3-2 Community Shopping District to B2-5 Neighborhood Mixed Use District

Purpose: The Applicant proposes to reuse and rehabilitate the existing 5-story building as a mixed use building consisting of commercial space and residential units on the ground floor and residential units on the 2<sup>nd</sup> through 5<sup>th</sup> floors with exercise room, roof deck access and 4 sundecks on roof. In total, the redevelopment proposes 80 residential dwelling units with 35 on-site parking spaces (and 5 off-site parking spaces)

NO. 17689 (40<sup>th</sup> WARD) ORDINANCE REFERRED (3/13/13)  
DOCUMENT # O2013-1585

Common Address: 2050 West Balmoral Avenue, 2031-37 West Rascher Avenue

Applicant: Concept Schools

Owner: 2050 Balmoral LLC ((See application for list of LLC members))

Attorney: Law Offices of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District

Purpose: The existing one-story building shall remain (approx. 51,476 sq. ft. of total building area). The proposed zoning amendment will allow a charter school with: 32 classrooms, 4 science/computer laboratory rooms, a library, a cafeteria (with kitchen), a gymnasium, 5 restrooms and 8 offices, to be located and established at the property. There will be 64 on-site (off-street) vehicle parking spaces provided within the existing paved lot, with an entrance and exit accessible off of West Rascher Avenue (at the north side of the building). The proposed parking configuration will allow for easy drop-off and pick-up of students and employees. No construction is proposed or intended for the exterior of the building. All proposed construction will occur inside the existing building. There are no dwelling units proposed for the property.

NO. 17724 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3323

Common Address: 1708 North Damen Avenue

Applicant: 1708 N Damen LLC (Lyle Feinerman)

Owner: 1708 N Damen LLC (Lyle Feinerman)

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: Demolish the existing residential buildings and build two-story mixed use building; retail sales on the first floor and one dwelling unit on the second floor; approx. 1,900 sq. ft. of retail space; no parking; height: approximately 25'.



NO. 17734 (30<sup>th</sup> WARD) ORDINANCE REFERRED (5-8-13)  
DOCUMENT # O2013-3331

Common Address: 3359 North Ridgeway Avenue

Applicant: 33 Ridgeway Inc. (Tetyana Lobas)

Owner: 33 Ridgeway Inc. (Tetyana Lobas)

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: two dwelling unit townhouse building, 2 parking spaces; height: 35

NO. 17738 (30<sup>th</sup> WARD) ORDINANCE REFERRED (5-8-13)  
DOCUMENT # O2013-3339

Common Address: 5732 West Belmont Avenue

Applicant: Sara Johns

Owner: Tadeusz Korzuchowski

Attorney: Hector Morales

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

Purpose: Property will remain the same. There will be no change to current parking, space, square footage, or building height. No dwelling units. Change zoning to then seek variance for psychic boutique / readings from current use of botanica, which will remain after rezoning, if approved.

NO. 17727 (25<sup>th</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3326

Common Address: 1011 West 19<sup>th</sup> Street

Applicant: Pilsen Venture Associates LLC (Jeffrey Cagan, Michael Daniel, and Joseph Gottesman)

Owner: Pilsen Venture Associates LLC (Jeffrey Cagan, Michael Daniel, and Joseph Gottesman)

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: 5 dwelling units; no commercial; 2 existing parking spaces; existing height (4 story)

NO. 17736 (25<sup>th</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3333

Common Address: 1007 West 19<sup>th</sup> Street

Applicant: Pilsen Venture Associates LLC (Jeffrey Cagan, Michael Daniel, and Joseph Gottesman)

Owner: Pilsen Venture Associates LLC (Jeffrey Cagan, Michael Daniel, and Joseph Gottesman)

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: 5 dwelling units; no commercial; 2 existing parking spaces; existing height (4 story).

NO. 17726 (23<sup>rd</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3325

Common Address: 3643-55 West 63<sup>rd</sup> Street

Applicant: Fairfield Services Inc (Louis Cano)

Owner: Fairfield Services Inc (Louis Cano)

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: Motor vehicle repair and tire shop within existing building; approximately 2,700 square feet of commercial space; required parking (2 spaces per work bay; height: one story existing building, no change

NO. 17728 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3327

Common Address: 5001-5025 West 47<sup>th</sup> Street; 4700-4710 S Lavergne, 4701-4711 S Lawler

Applicant: Perlmark Realty Corporation (James Perlman)

Owner: 5001-5021 W 47<sup>th</sup> Street LLC, 5009 W 47<sup>th</sup> Street LLC

Attorney: John George of Schuyler, Roche & Crisham

Change Request: B3-2 Community Shopping District and C2-2 Motor Vehicle Related Commercial District to B2-3 Neighborhood Mixed-Use District and then to a Residential Planned Development

Purpose: To allow for senior housing. Please see application for specifics.

NO. 17739 (12<sup>th</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3340

Common Address: 3401 South Hoyne

Applicant: Kasper Development LLC (Joseph Skiba)

Owner: Kasper Development LLC (Joseph Skiba)

Attorney: Paul Kolpak of Kolpak and Lerner

Change Request: M1-2 Limited Manufacturing/ Business Park District to RM-5 Multi Unit District

Purpose: Two residential town home buildings, one building with 7 town homes and the second building with 3 town homes. Each town home having a two car garage. The mean height will be 28 feet, the private yard requirement 230 feet and a total of floor area ratio 18,000 square feet.

NO. 17732 (10<sup>th</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3329

Common Address: 3015- 3051 East 106<sup>th</sup> Street

Applicant: Adelman Truck & Equipment Corporation (Carl and Aaron Adelman)

Owner: Patriot Development

Attorney: Law Offices of Samuel VP Banks

Change Request: Planned Manufacturing District No 6 and Industrial Waterway Planned Development No 1155 to Industrial Waterway Planned Development No 1155, as amended

Purpose: The existing one-story commercial building will remain. A new high one-story parts warehouse with an office area and truck service area will be constructed at the property. The subject site will operate as a Class IV Recycling Facility, with storage and sales of various automotive parts (truck and car), and provide on-site exterior auto storage.

NO. 17735 (6<sup>th</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3332

Common Address: 6601 South Lowe Street

Applicant: Unique Equity Property Investments LLC (Robert Allen)

Owner: Unique Equity Property Investments LLC (Robert Allen)

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-2 Neighborhood Mixed Use District

Purpose: Grocery store on the ground floor (approximately 2,900 SF of retail space); 2 dwelling units above; 2 parking spaces; proposed height: 2 story

NO. 17742 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3343

Common Address: 1300 North Dearborn Parkway

Applicant: 1300 Dearborn Parkway LLC (Donald Wilson Jr, Kenneth Brody)

Owner: 1300 Dearborn Parkway LLC (Donald Wilson Jr, Kenneth Brody)

Attorney: Ed Kus of Shefsky & Froelich

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

Purpose: This Chicago Landmark building will be fully renovated and used for a furniture gallery (retail) and an accessory restaurant. The total square footage will be approximately 62,000 SF. The overall height will be 69 feet. There is no parking on-site.

NO. 17745 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3346

Common Address: 1200-1210 N Clark Street, 100-130 W Division Street, 1201-1209 N LaSalle Street

Applicant: FRC LaSalle LLC (See application for list of LLC members)

Owner: Jewel Food Stores

Attorney: DLA Piper

Change Request: Residential Business Planned Development No. 157, to Residential Business Planned Development No 157, as amended

Purpose: The Applicant seeks this amendment to allow construction of a mixed-use project in Sub-Area C, including a new building containing a grocery store, approximately 477 dwelling units, accessory parking, and other uses permitted in the B3-5 District, all as set forth in more detail in the accompanying application documents.

NO. 17741 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5/8/13)  
DOCUMENT # O2013-3342

Common Address: 2527 West Fullerton Ave

Applicant: EZMB LLC (Zdzislaw Banyys)

Owner: EZMB LLC (Zdzislaw Banyys)

Attorney: Dan Lauer

Change Request: B3-1 Community Shopping District to RM-5 Multi Unit District

Purpose: Construction of a three story building with roof access, consisting of three (3) residential dwelling units with a total of three (3) car garage. The footprint of the building shall be approximately 19.5 feet by 61.5 feet in size and the building shall be 45 feet high, as defined by City Zoning Code,