

Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
Meeting of March 26, 2013
to be Reported out April 10, 2013

2013 APR -3 PM 3:50
CITY CLERK

NO. A-7874 (1st WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-1335

Common Address: 1856 West Erie Street
Applicant: Alderman Proco Joe Moreno
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RS3 Residential Single-Unit (Detached House) District

NO. A-7877 (1st WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-1332

Common Address: 2800-16 West North Avenue
Applicant: Alderman Proco Joe Moreno
Change Request: B1-3 Neighborhood Shopping District to B3-1 Community Shopping District

NO. A-7873 (13th WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-1341

Common Address: 5700-04 West 63rd Street
Applicant: Alderman Marty Quinn
Change Request: B1-1 Neighborhood Shopping District to RS-2 Residential Single-Unit (Detached House)

NO. A-7878 (13th WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-1339

Common Address: 5801-03 West 63rd Street
Applicant: Alderman Marty Quinn
Change Request: B1-1 Neighborhood Shopping District to RS-2 Residential Single-Unit (Detached House)

NO. A-7876 (20th WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-1342

Common Address: 6733-35 South Chicago Avenue
Applicant: Alderman Willie Cochran
Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-1 Neighborhood Commercial District

NO. A-7879 (35th WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-842

Area Bounded By: the west line of North Kedzie Avenue on the southeast and east line of North Sawyer Avenue where it intersects with the north line of North Milwaukee Avenue on the northwest

Applicant: Alderman Rey Colón

Change Request: To classify as a Pedestrian Street

NO. A-7867 (43rd WARD) ORDINANCE REFERRED (12/12/12)
DOCUMENT # O2012-8255

PASS AS REVISED

Common Address: 2523 North Halsted

Applicant: Alderman Michele Smith

Change Request: Residential Business Planned Development No 491, to Residential Business Planned Development No 491, as amended

NO. 17548 (1st WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4960

TYPE 1 APPLICATION

Common Address: 1803-05 North California Avenue

Applicant: Stanly Pluta

Owner: Stanly Pluta

Attorney: Gordon & Pikarski

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: the two vacant lots will be combined and improved with an eight unit entirely residential building. The building will provide eight parking spaces and a height of 49 feet 10 inches

NO. 17632 (1st WARD) ORDINANCE REFERRED (12/12/12)
DOCUMENT # O2012-8196

TYPE 1 APPLICATION

Common Address: 1348-54 West Erie Street/ 1355 W Ancona Street

Applicant: Mike Media Group Inc. (Michael Digioia and Kahrin Deines)

Owner: Ilene Greenblatt

Attorney: Rolando Acosta

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

Purpose: Existing 2.5 story building containing approximately 7,200 sq.ft. and used for offices for its business producing advertising to be displayed over the internet. No dwelling units and no parking or loading

NO. 17675 (1st WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-794

Common Address: 2517 West Medill Avenue

Applicant: Katy Stuhr, Joseph Stuhr and Charles Stuhr III

Owner: Katy Stuhr, Joseph Stuhr and Charles Stuhr III

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: Two Dwelling Unit residential building; 2 parking spaces; 36' high

NO. 17637 (2nd WARD) ORDINANCE REFERRED (12/12/12)
DOCUMENT # O2012-8201

PASS AS REVISED

Common Address: 1-19 East Chestnut Street; 2-16 East Pearson Street; 829-851 N State Street

Applicant: Loyola University Chicago

Owner: Loyola University Chicago

Attorney: John Lawlor

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

Purpose: To redevelop as a University School of Business and as a mixed Use retail/ residential building. (see application for more details)

NO. 17678 (2nd WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-797

Common Address: 2040 W North Avenue

Applicant: 2040 North Ave LLC (Lawrence Weiner)

Owner: 2040 North Ave LLC (Lawrence Weiner)

Attorney: Thomas Moore

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

Purpose: Existing 4 story brick building, 1st and 2 floor health club. 3rd and 4th floor 16 residential apartments with 20 parking spaces.

NO. 17643 (8th WARD) ORDINANCE REFERRED (12-12-12)
DOCUMENT # O2012-8207

PASS AS REVISED

Common Address: 1200-1210 East 78th Street; 1201-1211 East 77th Street

Applicant: Montclare Senior Residences of Avalon Park Phase II , LLC
Montclare Senior Residences of Avalon Park Phase I, LLC (See application for list of LLC members)

Owner: City of Chicago (North Parcel)

Attorney: John George and Schuyler, Roche & Crisham, PC

Change Request: M1-2 Limited Manufacturing/ Business Park District to RM5.5 Residential Multi-Unit District; and Residential Planned Development No 1111 and RM-5.5 Multi Unit District to Residential Planned Development No 1111, as amended

Purpose: The applicant proposes to construct a 122 unit, 7 story (65'-4" high) building for seniors living independently. Parking will be provided

NO. 17605 (9th WARD) ORDINANCE REFERRED (10-31-12)
DOCUMENT # O2012-7162

Common Address: 405-15 East 103rd Street

Applicant: Kwang Choi

Owner: Kwang Choi

Attorney: Gordon & Pikarski

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

Purpose: The subject existing building will be unaltered on the exterior and used for the sale of beauty supplies. The existing 3,850 square feet of the building will be used for this commercial purpose. No Space will be devoted to residential uses. Parking will remain as it is currently provided and the building will continue to be one story in height

NO. 17663 (15th WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-781

Common Address: 4742-44 South Damen Avenue

Applicant: Jorge Prado

Owner: Jorge Prado

Attorney: Lisa Duarte

Change Request: RS3 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District

Purpose: Retail business on the ground floor; approximately 1,750 sq.ft. and 1260 sq.ft. 2 on site parking spaces. 1 existing dwelling on the second floor height to remain unchanged

NO. 17660 (27th WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-778

Common Address: 1442 North Mohawk

Applicant: Yusef Elfiki

Owner: 1442 North Mohawk Condominium Association

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 Applicant is seeking a zoning amendment in order to permit an approximate 700 sq. ft. addition to one of the units located within the existing building. The proposed addition will contain an expanded master bedroom and master bathroom on the fourth floor, and a new accessible roof deck above. No changes are proposed for the remainder of the building. The building will remain a four-unit residential building.

NO. 17662 (29th WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-780

Common Address: 7400-7404 West Belmont Avenue

Applicant: Parkway Bank & Trust Company (David and Bridget Cahill)

Owner: Parkway Bank & Trust Company (David and Bridget Cahill)

Attorney: George Cahill

Change Request: RS-1 Residential Single-Unit (Detached House) to B2-3 Neighborhood Mixed-Use District

Purpose: The property use would be a new three story masonry eight unit residential building with basement. The building would have eight parking spaces. The proposed height of the building would be 39'8"

NO. 17664 (29th WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-782

Common Address: 7406-7408 West Belmont Avenue

Applicant: Parkway Bank & Trust Company (David and Bridget Cahill)

Owner: Parkway Bank & Trust Company (David and Bridget Cahill)

Attorney: George Cahill

Change Request: RS-1 Residential Single-Unit (Detached House) to B2-3 Neighborhood Mixed-Use District

Purpose: The property use would be a new three story masonry eight unit residential building with basement. The building would have eight parking spaces. The proposed height of the building would be 39'8".

NO. 17667 (30th WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-785

TYPE 1 APPLICATION

Common Address: 3410-3420 North Milwaukee Ave

Applicant: Mia Property Acquisitions LLC (Bart Przyjemski)

Owner: First Bank

Attorney: Law Offices of Samuel VP Banks

Change Request: B2-3 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District

Purpose: The now vacant property will be developed with six (6) new three-story six (6) unit residential buildings. Each building will be masonry in construction and 32'-2" in height. Each of the six (6) lots will provide six (6) on-site parking spaces at the rear. The proposed plan will take the place of previously approved Zoning Amendment Ordinance No. 16142 (May 9, 2007).

NO. 17680 (32nd WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-799

Common Address: 2037 West Saint Paul Avenue

Applicant: 2037 St. Paul LLC (Peter Stevens and Georgios Papachrisou)

Owner: Hector Mosqueda

Attorney: Thomas Moore

Change Request: M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To build out the crawlspace and attic to create third floor living space, add a 319 Sq. ft. 3 story addition to the rear of the existing brick and frame single family building and to tear down and rebuild the existing 2 car garage.

NO. 17661 (34th WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-779

Common Address: 11329 South Carpenter Street

Applicant: Lolita Newell

Owner: Lolita Newell

Attorney: Law Offices of Samuel VP Banks

Change Request: RS-2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

Purpose: The existing two-story building at the subject property is non-conforming. The Applicant is seeking a zoning amendment in order to permit two (2) dwelling units within the existing building. There will be no physical expansion of the existing building. Two (2) surface parking spaces will be located at the rear of the subject lot to serve the two (2) dwelling units

NO. 17654 (35th WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-34

Common Address: 3637-3641 W Montrose

Applicant: Noah Properties LLC (Bart Przyjemski)

Owner: 3641 W Montrose LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed Use District

Purpose: The existing one-story vacant commercial building will be razed. The site will then be redeveloped with three (3) new all residential buildings. Two (2) of the proposed buildings will be three-stories in height and contain six (6) dwelling units each, with on-site parking for six (6) vehicles located at the rear of each lot. One (1) of the proposed buildings will be three-stories in height and contain three (3) dwelling units with on-site parking for three (3) vehicles located at the rear of the lot.

NO. 17668 (40th WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-786

Common Address: 2025 W Balmoral Avenue

Applicant: Clara Lastre

Owner: Clara Lastre

Attorney: Gordon & Pikarski

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

Purpose: The existing two unit residential building will be improved with a Third residential unit in the existing vacant basement space. Three spaces will be provided at the rear of the building. The building will provide no commercial space and will maintain the existing building height

NO. 17671 (42nd WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-789

PASS AS REVISED

Common Address: Technical amendment to Planned Development No. 447, as described on the attached legal description, specifically, Sub-Area B-2 at 729-755 N. Larrabee Street, 529-35 W. Chicago Avenue

Applicant: JP Morgan Chase Bank, N.A.

Owner: 500 W Superior LLC

Attorney: Meg George

Change Request: Residential Business Planned Development No.447 to Residential Business Planned Development No. 447, as amended

Purpose: The Applicant proposes to technically amend Planned Development No. 447 to construct an approximately 2,975 SF financial institution with a drive through and seven parking spaces.

NO. 17543 (44th WARD) ORDINANCE REFERRED (7-25-12)
DOCUMENT # O2012-4955

Common Address: 3220-24 N Southport

Applicant: 3220-24 N Southport LLC (Patrick Miller Sr & Patrick Miller Jr)

Owner: 2751 North Clybourn LLC (Patrick Miller Sr & Patrick Miller Jr)

Attorney: Thomas Moore

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

Purpose: to build a 3 story 6 residential dwelling unit building, not exceeding 38 feet in height, with a 6 car garage in the rear

NO. 17679 (47th WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-798

Common Address: 1851 W Addison Street

Applicant: Endgrain LLC (See application for list of LLC members)

Owner: DMG-Wolcott Condominiums LLC

Attorney: Thomas Moore

Change Request: RT3.5 Residential Two-Flat Townhouse and Multi-Unit District to B3-1 Community Shopping District

Purpose: 3 story brick building with basement existing dry cleaners, new 1,250 sq. ft. general restaurant, and existing 2 residential apartments on the floor, existing 4 residential apartments on the 2nd floor and existing 4 residential apartments on the 3rd floor, with no parking

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>
Or2013-63	2	2405 W Madison St.	Ozco Sign & Lighting Company
Or2013-120	6	8659 S State St.	Federal Health Sign Company
Or2013-141	9	10900 S Doty	South Water Signs
Or2013-113	9	10900 S Doty	South Water Signs
Or2013-142	11	920 W Pershing Road	Kuo Construction
Or2013-138	16	6032 S Halsted St.	Magic Sign
Or2013-137	16	6018 S Halsted St.	Magic Sign
Or2013-145	25	1601 S Stewart Ave	Ultimate Signs
Or2013-140	25	1601 S Stewart Ave	Ultimate Signs
Or2013-67	27	551 N Ogden Ave	OOS Investments, LLC
Or2013-118	39	4840 N Pulaski Rd	Signco. Inc.
Or2013-134	42	35 N State St.	Neon Prism
Or2013-133	42	35 N State St.	Neon Prism
Or2013-135	42	65 E Adams	M-K Signs, Inc

Direct Introduction- Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
Or2013-158	33	4730 N Kimball Ave m	Liberty Flags & Banners

Off-Premise Advertising Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>	
Or2013-59	5	5484 S Ellis	First Ad Sign	DO NOT PASS
Or2013-66	27	1329 N Clybourn Ave	Delta Pi Media, LLC	