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Meeting Of The Committee on Zoning Landmark & Building Standards

THURSDAY, NOVEMBER 29, 2012 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-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

NO. A-7866 (47th WARD) ORDINANCE REFERRED (10-31-12)
DOCUMENT # O2012-7252

Common Address: West Addison & North Rockwell Street (see ordinance for specific boundaries)

Applicant: Alderman Ameya Pawar

Change Request: M1-1 Limited Manufacturing/ Business Park District and POS-1 Regional or Community Parks District to POS-1 Regional or Community Parks District

NO. A-7865 (43rd WARD) ORDINANCE REFERRED (10-31-12)
DOCUMENT # O2012-7248

Common Address: 2201-2231 North Halsted Street

Applicant: Alderman Michele Smith

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

NO. A-7860 (32nd WARD) ORDINANCE REFERRED (10-3-12)
DOCUMENT # O2012-6606

Common Address: The Centerline of West Roscoe Street on the south and centerline of West Addison Street on the north

Applicant: Alderman Scott Waguespack

Change Request: to classify as a Pedestrian Retail Street

NO. A-7864 (32nd WARD) ORDINANCE REFERRED (10-31-12)
DOCUMENT # O2012-7246

Common Address: 1805-09 West Cornelia Avenue
Applicant: Alderman Scott Waguespack
Change Request: M1-2 Limited Manufacturing/ Business Park District and RT3.5 Residential Two-Flat Townhouse and Multi-Unit District to RS3 Residential Single-Unit (Detached House) District

NO. A-7863 (11th WARD) ORDINANCE REFERRED (10-31-12)
DOCUMENT # O2012-7245

Common Address: 3461-63 South Archer Avenue
Applicant: Alderman James Balcer
Change Request: RS3 Residential Single-Unit (Detached House) District to C2-2 Motor Vehicle Related Commercial District

NO. A-7859 (9th WARD) ORDINANCE REFERRED (10-3-12)
DOCUMENT # O2012-6648

Common Address: 11201-11204 South Michigan Avenue
Applicant: Alderman Anthony Beale
Change Request: B1-3 Neighborhood Shopping District to M1-1 Limited Manufacturing/ Business Park District

NO. A-7857 (3rd WARD) ORDINANCE REFERRED (10-3-12)
DOCUMENT # O2012-6642

Common Address: 3401-27 South Michigan Avenue; 3400-40 South Indiana Avenue; 123 East 34th Street
Applicant: Alderman Pat Dowell
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District

NO. A-7858 (3rd WARD) ORDINANCE REFERRED (10-3-12)
DOCUMENT # O2012-6644

Common Address: West Garfield Boulevard and the CTA Red Line right-of-way
Applicant: Alderman Pat Dowell
Change Request: RS3 Residential Single-Unit (Detached House) District and B3-2 Community Shopping District to a T Transportation District

NO. A-7855 (1ST WARD) ORDINANCE REFERRED (10-3-12)
DOCUMENT # O2012-6646

Common Address: 1774-94 North Milwaukee Avenue
Applicant: Alderman Proco "Joe" Moreno
Change Request: Residential Business Planned Development No 975 to B1-1
Neighborhood Shopping District

NO. A-7856 (1ST WARD) ORDINANCE REFERRED (10-3-12)
DOCUMENT # O2012-6641

Common Address: 1701-99 North Winnebago Avenue
Applicant: Alderman Proco "Joe" Moreno
Change Request: Residential Business Planned Development No 975 to RT4
Residential Two-Flat, Townhouse and Multi-Unit District \

NO. A-7862 (1ST WARD) ORDINANCE REFERRED (10-31-12)
DOCUMENT # O2012-7243

Common Address: 2425 West Cortland 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. 17579 (49TH WARD) ORDINANCE REFERRED (10-3-12)
DOCUMENT # O2012-6535

Common Address: 1331 West Albion
Applicant: Heartland Alliance International LLC (See application for list of
LLC members)
Owner: Chicago Province of the Society of Jesus
Attorney: Edward Kus/ Shefsky & Froelich
Change Request: RS3 Residential Single-Unit (Detached House) District to B2-5
Neighborhood Mixed Use District
Purpose: The building was built in 1938 as a convent. There are single-
cell rooms with no parking. There are no residential units. The
building is 4-stories. After rezoning, the building will be used
for counseling offices for the Marjorie Kovler Center. Existing
building to remain as is.

NO. 17580 (49th WARD) ORDINANCE REFERRED (10-3-12)
DOCUMENT # O2012-6536

Common Address: 7409-7415 North Sheridan Road

Applicant: B-FL W LLC (See application for list of LLC members)

Owner: B-FL W LLC (See application for list of LLC members)

Attorney: Andrew Scott of Dykema Gossett

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-1 Neighborhood Mixed-Use District

Purpose: The Applicant wishes to make the property available for use as a vacation rental

NO. 17591 (49th WARD) ORDINANCE REFERRED (10-3-12)
DOCUMENT # O2012-6552

Common Address: 7301 North Sheridan Road

Applicant: MAM 7301 Sheridan LLC (See application for list of LLC members)

Owner: MAM 7301 Sheridan LLC (See application for list of LLC members)

Attorney: Law Offices of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-2 Community Shopping District

Purpose: There will be no expansion of the existing building in terms of density, building area or height. The 101 residential apartment units shall remain. The five (5) retail/commercial spaces will be reduced to four (4). The building's original interior lobby will be renovated and restored. New elevator systems will be installed in the building.

NO. 17585 (47th WARD) ORDINANCE REFERRED (10-3-12)
DOCUMENT # O2012-6541

Common Address: 2101-07 West Irving Park Road and 3946-58 North Hoyne Avenue

Applicant: Hoyne Development (See application for list of LLC members)

Owner: NB Pad Holdings IV, LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: B1-1 Neighborhood Shopping District to B2-2 Neighborhood Mixed Use District

Purpose: The existing building will be razed, except for the existing retail space fronting Irving Park Road, which will be maintained, renovated and incorporated in the construction of the new development. The entire property will then be redeveloped with three (3) new buildings — one new, two-story, mixed-use building (fronting Irving Park Road) and two new, three-story, all residential buildings (fronting Hoyne Avenue). The mixed-use building will contain four (4) retail/commercial units at grade level and two (2) residential dwelling units above, with garage parking for two vehicles along the west lot line. Each of the two all residential buildings will contain six (6) dwelling units and detached garage parking for six vehicles at the rear of the building (along a Private Alley within the west lot line).

NO. 17588 (45th WARD) ORDINANCE REFERRED (10-3-12)
DOCUMENT # O2012-6544

Common Address: 4117 North Kilpatrick Avenue

Applicant: RRG Development Inc (Nancy Kapp, Jeanmarie Kapp, and Colleen James)

Owner: 4117 N Kilpatrick LLC

Attorney: Gary Wigoda

Change Request: Residential Planned Development No 1039 to RM5 and then to Residential Planned Development No 1039, as amended

Purpose: 98 Units of Independent Senior Housing; 34 parking spaces; no commercial space; and a building height of 42 feet

NO. 17587 (42nd WARD) ORDINANCE REFERRED (10-3-12)
DOCUMENT # O2012-6543

Common Address: 564 W Randolph Street

Applicant: 773 LLC

Owner: 564 W Randolph LLC

Attorney: Thomas Moore

Change Request: DX-7 Downtown Mixed Use District to DS-5 Downtown Service District

Purpose: New tenant wants to open an approximately 5,379 sq. ft. retail space, with no parking. Distillery and Restaurant to make high-end spirits in small batches on the first floor. Floors 2-7 will remain as a variety of mixed use office space. Total height of building is 95.2 feet.

NO. 17607 (40th WARD) ORDINANCE REFERRED (10-31-12)
DOCUMENT # O2012-7164

Common Address: 2743-51 West Lawrence Avenue

Applicant: Ronald Stillman

Owner: Ronald Stillman

Attorney: Gordon & Pikarski

Change Request: B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: The existing building located at the subject site will be used for dog day care. The existing building is one story commercial building that is 12,500 square feet in size. No residential use is proposed at this site. The use will maintain the existing zero on-site parking spaces.

NO. 17599 (39th WARD) ORDINANCE REFERRED (10-31-12)
DOCUMENT # O2012-7156

Common Address: 4654-62 West Lawrence Avenue

Applicant: We Wash Car Care Center, Inc. (Mariusz Lekarczyk)

Owner: We Wash Car Care Center, Inc. (Mariusz Lekarczyk)

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-1 Community Shopping District to C1-1 Neighborhood Commercial District

Purpose: The existing one-story building and parking area shall remain. The only proposed construction involves the interior build-out of the space, into the current vacant space immediately to the East, to allow for the expansion of the hand car wash and detailing center.

NO. 17583 (38th WARD) ORDINANCE REFERRED (10-3-12)
DOCUMENT # O2012-6539

Common Address: 6103 West Montrose Avenue

Applicant: Inesa Tomaszewski

Owner: Inesa Tomaszewski

Attorney: Thomas Moore

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

Purpose: 1 story existing approximately 3000 sq ft commercial building with no dwelling units and two parking spaces

NO. 17601 (38th WARD) ORDINANCE REFERRED (10-31-12)
DOCUMENT # O2012-7158

Common Address: 6052 West Irving Park Road

Applicant: Irene Petri

Owner: Irene Petri

Attorney: Paul Kolpak

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

Purpose: Mixed Use building with approximately 1200 feet on the first floor for massage therapy with incidental retail sales of herbs and cosmetics, and two existing dwelling units each on the second and third floors

NO. 17598 (36th WARD) ORDINANCE REFERRED (10-31-12)
DOCUMENT # O2012-7155

Common Address: 2956 North Narragansett Avenue

Applicant: Jesus Villafane

Owner: John Woppel Jr.

Attorney: Lisa Marino

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

Purpose: After rezoning the use of the subject property will be storage for a recovery company. No dwelling units

NO. 17602 (33rd WARD) ORDINANCE REFERRED (10-31-12)
DOCUMENT # O2012-7159

Common Address: 3201-3213 West Lawrence Avenue

Applicant: Ali Faraj

Owner: George Therese

Attorney: Law Offices of Samuel VP Banks

Change Request: B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: The existing one-story building will remain. There is no proposed expansion of the existing one-story building. The various retail/commercial units at the property will also remain. This zoning amendment is required in order for the Applicant to locate and establish a live poultry sales business within one of the existing retail/commercial units at the subject property

NO. 17606 (33rd WARD) ORDINANCE REFERRED (10-31-12)
DOCUMENT # O2012-7163

Common Address: 4244-48 North Whipple Street

Applicant: Gloria Mallasch

Owner: Gloria Mallasch

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 two resulting lots from the proposed subdivision will be used for a single family residential use. The existing home will be maintained with no proposed alterations. The southern lot will be sold for improvement with a single family home which conforms to the standards of the zoning district

NO. 17595 (32nd WARD) ORDINANCE REFERRED (10-31-12)
DOCUMENT # O2012-7152

Common Address: 1845 North Milwaukee Avenue

Applicant: Province LLC (William Senne)

Owner: Province LLC (William Senne)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The existing one-story building shall remain (approx. 4,400 sq. ft. of total building area). The proposed zoning amendment will allow a personal service use (yoga studio), with retail use, to be established at the property. There are no dwelling units proposed or permitted for the property.

NO. 17604 (27th WARD) ORDINANCE REFERRED (10-31-12)
DOCUMENT # O2012-7161

Common Address: 23 North Western Avenue

Applicant: McDonald's USA LLC (See application for list of LLC members)

Owner: Franchise Realty Investment Trust

Attorney: Brandon Calvert

Change Request: C1-2 Neighborhood Commercial District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-2 Neighborhood Commercial District

Purpose: Applicant proposes to use the property as a one-story, 4,098 square foot McDonald's restaurant with an expanded drive-through facility and accessory, on-site parking for approximately twenty-three (23) automobiles, and other accessory uses.

NO. 17594 (26th WARD) ORDINANCE REFERRED (10-31-12)
DOCUMENT # O2012-7151

Common Address: 1656 North Kimball Avenue

Applicant: Orlando Cruz

Owner: Orlando Cruz

Attorney: Thomas Moore

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

Purpose: 3 story residential building with one dwelling unit on the first floor, two dwelling units on the second floor, and two dwelling units on the third floor, totaling five residential dwelling units with a 2 car garage and one parking pad beside it.

NO. 17603 (26th WARD) ORDINANCE REFERRED (10-31-12)
DOCUMENT # O2012-7160

Common Address: 2012-14 West Erie Street

Applicant: 2004-2008 W Erie Street LLC (Bart Przyjemski)

Owner: 2004-2008 W Erie Street LLC (Bart Przyjemski)

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District and C1-2 Neighborhood Commercial District to C1-2 Neighborhood Commercial District

Purpose: The existing three-story, vacant, commercial warehouse (f/k/a "Gonnella Baking Company") will be razed. The site will then be redeveloped with a new, three-story, six-unit, all residential building, with on-site garage parking for six (6) vehicles at the rear of the lot.

NO. 17581 (17th WARD) ORDINANCE REFERRED (10-3-12)
DOCUMENT # O2012-6537

Common Address: 6722-36 South Western Avenue

Applicant: EZPAWN Illinois, Inc.

Owner: Gillespie Properties

Attorney: Amy Kurson

Change Request: B1-3 Neighborhood Shopping District to B3-1 Community Shopping District

Purpose: The property will have zero dwelling spaces and 18 parking spaces (1 handicapped). The proposed one story building will be approximately 20 feet tall and 5600 square feet in area. The property will be used as a pawn shop

NO. 17597 (14th WARD) ORDINANCE REFERRED (10-31-12)
DOCUMENT # O2012-7154

Common Address: 5828-32 South Archer Avenue

Applicant: Archer Venture (James Pielet)

Owner: Archer Venture (James Pielet)

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-1 Neighborhood Commercial District

Purpose: To establish a beauty salon, existing office will remain; existing parking; approximately 2,000 square feet of commercial space

NO. 17593 (12th WARD) ORDINANCE REFERRED (10-31-12)
DOCUMENT # O2012-7150

Common Address: 3709 S Honore Street

Applicant: Elizabeth Gres & Peter DeMay

Owner: Elizabeth Gres & Peter DeMay

Attorney: Thomas Moore

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

Purpose: Existing 2 story with attic, brick building with 2 residential dwelling units (totaling 2,700 sq. ft. of living space). 38 ft. in height and no parking would like to convert the approximately 850 sq. ft. of storage space in the third floor attic to living space duplexed down to the second floor

NO. 17600 (11th WARD) ORDINANCE REFERRED (10-31-12)
DOCUMENT # O2012-7157

Common Address: 653-659 West 43rd Street

Applicant: Thomas M Doyle

Owner: Thomas M Doyle

Attorney: Paul Kolpak

Change Request: RS-2 Residential Single-Unit (Detached House) to B2-1 Neighborhood Mixed-Use District

Purpose: To divide the property into 3 lots to construct 3 Single Family Homes each with a 2 car garage. 2 lots will be 24 x 126.21 and the other will be 23 x 126.21

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. 17586 (4th WARD) ORDINANCE REFERRED (10-3-12)
DOCUMENT # O2012-6542

Common Address: 1301-1309 East 53rd Street and 5301-5323 South Kimbark Avenue

Applicant: University of Chicago Property Holding Corporation (University of Chicago)

Owner: University of Chicago Property Holding Corporation (University of Chicago)

Attorney: Danielle Meltzer Cassel

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-2 Community Shopping District

Purpose: The existing building has 3-4 stories and 61 dwelling units. No changes to the building's height or residential dwelling units are proposed. The site has no off-street parking spaces or open land area suitable for providing parking. The existing building has approximately 4343 s.f. of existing, ground floor commercial storefronts along 53rd Street. There are no proposed changes to the overall size of this commercial area, but the requested rezoning will allow the storefronts to be occupied with uses allowed in the B3 District (subject to applicable special use, licensing, permitting, and other City requirements) and will permit greater flexibility for the storefronts' existing commercial uses that are currently legally non-conforming.

NO. 17608 (3rd WARD) ORDINANCE REFERRED (10-31-12)

DOCUMENT # O2012-7165

Common Address: 4301-4453 South Federal Street; 4300-4452 and 4301-4453 South Dearborn; and 4330-4452 South State Street (Existing Residential Planned Development No. 1135)

Applicant: B.M.T-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 No 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. 17582 (1st WARD) ORDINANCE REFERRED (10-3-12)

DOCUMENT # O2012-6538

Common Address: 1368 North Milwaukee Avenue

Applicant: Golin Family Trust (Barry and Howard Golin)

Owner: Golin Family Trust (Barry and Howard Golin)

Attorney: Thomas Murphy

Change Request: B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: Tavern with Public Place of Amusement: existing 1-story, 19 ft. high building, no parking, 1 commercial space (no dwelling units) to enlarge existing tavern with PPA of same size and height.

NO. 17584 (1st WARD) ORDINANCE REFERRED (10-3-12)

DOCUMENT # O2012-6540

Common Address: 1551 W Chestnut Street

Applicant: Neal Ian Ostrovsky

Owner: Neal Ian Ostrovsky

Attorney: N/A

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

Purpose: Proposed use of the property is a small scale commercial recording studio. Property has no dwelling units, one parking space; 1700 sq ft of commercial space; and is 21' high. No architectural changes are requested in combination with this zoning amendment application

NO. 17590 (1st WARD) ORDINANCE REFERRED (10-3-12)
DOCUMENT # O2012-6551

Common Address: 859 N Ashland

Applicant: M.B. Builders & Developers, Inc. (Stanly Boduch)

Owner: M.B. Builders & Developers, Inc. (Stanly Boduch)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant intends to develop the subject property with a new four-story mixed-use building containing one (1) grade level retail unit and two (2) residential apartments above. The proposed building will be of masonry construction. The building will be 47'-2" in height. There will be two (2) on-site garage parking spaces that will serve the two (2) residential units. The two (2) garage parking spaces will be accessed from west Chestnut St.

NO. 17592 (1st WARD) ORDINANCE REFERRED (10-31-12)
DOCUMENT # O2012-7149

Common Address: 2730-34 West Armitage Avenue

Applicant: Gibbons Construction Company LLC (Patrick & Norah Gibbons)

Owner: Gibbons Construction Company LLC (Patrick & Norah Gibbons) .

Attorney: Thomas Moore

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

Purpose: To build a 9,985 sq.ft 4 story (49.7' height), 8 residential dwelling unit brick building with basement, 8 parking spaces and no commercial space

NO. 17596 (1st WARD) ORDINANCE REFERRED (10-31-12)
DOCUMENT # O2012-7153

Common Address: 2221 West North Avenue

Applicant: West Loop 1300 LLC (Jason Vondrachek and Andrew Benson)

Owner: West Loop 1300 LLC (Jason Vondrachek and Andrew Benson).

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-2 Community Shopping District to B3-2 Community Shopping District

Purpose: Mixed use building: commercial/retail on the ground floor (approximately 2,200 SF and two dwelling units above; 2 parking spaces; approximately 35' high.