

Meeting Of The Committee on Zoning Landmark & Building Standards

WEDNESDAY, MAY 15, 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

2013 MAY -9 PM 2:00
CITY CLERK

Items on this Agenda
Appear in Numerical Order
According to Ward

NO. TAD-500 (35TH WARD) ORDINANCE REFERRED (10-5-11)
DOCUMENT # O2013-1622

To amend Title 17 Section 17-6-0403 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to permitted restaurants in Planned Manufacturing District No. 14

NO. A-7889 (1ST WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2753

Common Address: 1055-59 North Ashland Avenue
Applicant: Alderman Proco "Joe" Moreno
Change Request: C1-2 Neighborhood Commercial District to B1-2 Neighborhood Shopping District

NO. A-7890 (1ST WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2736

Common Address: 1133-41 North Ashland Avenue
Applicant: Alderman Proco "Joe" Moreno
Change Request: B3-1 Community Shopping District to B1-2 Neighborhood Shopping District

NO. A-7891 (1ST WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2727

Common Address: 1018 North Ashland Avenue
Applicant: Alderman Proco "Joe" Moreno
Change Request: B3-2 Community Shopping District to B1-2 Neighborhood Shopping District

NO. A-7892 (8TH WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2704

Common Address: 8655 South Jeffery Boulevard
Applicant: Alderman Michelle Harris
Change Request: B3-1 Community Shopping District to RS-2 Residential Single-Unit (Detached House)

NO. A-7893 (8TH WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2701

Common Address: 1922 East 79th Street
Applicant: Alderman Michelle Harris
Change Request: B3-2 Community Shopping District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-7894 (9th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2707

Common Address: 11103 South Michigan Avenue

Applicant: Alderman Anthony Beale

Change Request: B1-3 Neighborhood Shopping District to RS3 Residential Single-Unit (Detached House) District

NO. A-7895 (11th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2751

Common Address: 600-608 West Pershing Road

Applicant: Alderman James Balcer

Change Request: M1-2 Limited Manufacturing/ Business Park District to RS-1 Residential Single-Unit (Detached House)

NO. A-7898 (19th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2720

Common Address: 9446 South Charles Street

Applicant: Alderman Matt O'Shea

Change Request: B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

NO. A-7897 (41st WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2741

Common Address: 6756 North Harlem Avenue

Applicant: Alderman Mary O'Connor

Change Request: RS-2 Residential Single-Unit (Detached House) to B3-1 Community Shopping District

NO. A-7899 (44th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2710

Common Address: 3532-3538 North Halsted Street

Applicant: Alderman Tom Tunney

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

NO. 17712 (1st WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2483

Common Address: 1645 West Huron

Applicant: 1645 West Huron LLC (Jeffrey Goldman)

Owner: 1645 West Huron LLC (Jeffrey Goldman)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The existing three-story building at the subject property is non-conforming. The Applicant is seeking a zoning amendment in order to permit the conversion of the grade level retail unit to a residential dwelling unit. The building would function as a six unit, all residential building thereafter. There will be no physical expansion of the existing building's floor area or height. Three surface parking spaces will be located at the rear of the subject lot to serve the dwelling units.

NO. 17713 (1st WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2484

Common Address: 3053 West Armitage

Applicant: Chicago Properties (Jakob Kosiba)

Owner: Chicago Properties (Jakob Kosiba)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The existing three-story, mixed-use 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) commercial space at grade and three (3) residential dwelling units above. There will be one simplex dwelling unit located on the second floor and two (2) duplex units located between the 3rd and 4th floors (front and rear). The building will be masonry in construction and 46'(approx.) in height. Four (4) onsite parking spaces will be located at the rear of the building.

NO. 17717 (1st WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2488

Common Address: 1659 West Grand Avenue

Applicant: William Gold

Owner: Syed Mateen

Attorney: Gordon & Pikarski

Change Request: C2-1 Motor Vehicle Related Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The subject property will be improved with a fifteen unit residential building. The project will provide twenty-three parking spaces. Approximately 3,000 square feet of commercial space is proposed for the site. The height of the building as defined in the zoning ordinance will be forty six feet six inches

NO. 17704 (6th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2475

Common Address: 651-653 East 75th Street

Applicant: Melvin Brooks

Owner: Melvin Brooks

Attorney: NA

Change Request: B1-1 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: No change of use is proposed but improvement in storage capacity for business is contemplated. Building will remain a tavern and two dwelling units.

NO. 17706 (9th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2477

Common Address: 10358 South Corliss

Applicant: Nathaniel Smith

Owner: Humphry Phillips

Attorney: Timothy Rowells

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

Purpose: 1 dwelling unit on the 2nd floor and a storefront take out limited restaurant on the 1st floor. The size of the commercial space is approximately 75' x 25'

NO. 17721 (11th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2492

Common Address: 3623-3625 South Normal Avenue

Applicant: Richard Ferro and Thomas DiPiazza

Owner: Richard Ferro and Thomas DiPiazza

Attorney: Richard Toth

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

Purpose: Two single family residences, each on a 25' x 134' lot. One dwelling unit per residence. Approximate height 27'-6": One two-car garage per lot/residence.

NO. 17703 (17th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2474

Common Address: 3037 West 63rd Street

Applicant: Ahmed Zahdan

Owner: Standard Bank and Trust Company, As Trustee of trust NO. 20412, Dated August 26, 2009

Attorney: David Wallach

Change Request: B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

Purpose: Property use will be the same as its existing use, a gas station and a min-market. The property will contain zero dwelling units and zero parking spaces. Approximately 2,509 ft will be used as commercial space, and the building height is 13.4ft.

NO. 17711 (18th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2482

Common Address: 7800-7810 South Kedzie/ 3211 West 78th Street

Applicant: Peter Torres

Owner: Peter Torres

Attorney: Law Offices of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to C2-1 Motor Vehicle Related Commercial District

Purpose: The Applicant is seeking a zoning amendment in order to obtain a business license to sell used cars at the subject property. The inventory of cars for sale will be stored outside. The subject site currently provides approximately 18 onsite parking spaces. The two existing buildings at the subject property will remain. There are no proposed expansions to either existing building.

NO. 17716 (22nd WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2487

Common Address: 3059 South St. Louis Avenue

Applicant: Maria and Pedro Mata

Owner: Maria and Pedro Mata

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: 2-flat (front) will continue; sales and repair of used appliances will continue (approximately 1,700 sq. ft. of retail space); no existing parking; existing height will remain (max of 24'-7')

NO. 17722 (25th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2493

Common Address: 832 West Jackson

Applicant: POGN LLC (Patrick O' Flaherty and George Nugent)

Owner: POGN LLC (Patrick O' Flaherty and George Nugent)

Attorney: John Fritchey

Change Request: DS-3 Downtown Service District to DX-5 Downtown Mixed-Use District

Purpose: Five 60', 8 dwelling unit buildings with a total of forty off street parking spaces

NO. 17705 (27th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2476

Common Address: 500-536 North Milwaukee, 806-834 West Grand Avenue; 500-522 North Green St, 501-517 North Green Street

Applicant: Urban Form Investments LLC (Mike Breheny and Rajen Shastri)

Owner: Irving and Marilyn Naiditch

Attorney: John George

Change Request: Residential Business Planned Development No. 1027 to Residential Business Planned Development No, 1027, as amended

Purpose: To allow for construction of a mixed use development

NO. 17715 (27th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2486

Common Address: 730 West Grand Avenue

Applicant: DKMS, LLC (Billy Lawless)

Owner: KSA Grand Ventures

Attorney: Law Offices of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

Purpose: The existing three-story mixed-use building and two-story, recently renovated, building shall remain. The only proposed new construction involves the location and establishment of an outdoor patio in the space currently occupied by the vacant, partially paved area (to the immediate west of the two-story building). There will be onsite parking for ten (10) vehicles located along the north end of the zoning lot. The total area of the two-story, renovated, building will be 7,670 square feet and the height will be 25'- 4" (approx.).

NO. 17708 (32nd WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2479

Common Address: 1248 West George Street

Applicant: Mike Maschmeyer

Owner: 1248 W George LLC

Attorney: Lawrence Lusk

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

Purpose: The new three story with roof top deck single family home will contain approximately 6,149 square feet of interior floor area and will be approximately 39.1 feet in height. The parking will be provided with two fully enclosed parking spaces on the first floor of the home.

NO. 17719 (32nd WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2490

Common Address: 2035-39 West Fullerton Avenue

Applicant: Stanley Pluta

Owner: Stanley Pluta

Attorney: Gordon & Pikarski

Change Request: M3-3 Heavy Industry District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The subject property will be improved with a nine unit residential building. The project will provide nine parking spaces. No commercial space is proposed for the site. The height of the building will be 37 feet.

NO. 17709 (33rd WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2480

Common Address: 3136 North Elston Ave

Applicant: Maurice Connolly

Owner: Chicago Irish Immigrant Support

Attorney: Daniel Lauer

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

Purpose: Construction of a three story building with roof access, consisting of three (3) residential dwelling units with a total of three (3) parking spaces. The footprint of the building shall be approximately 21 feet by 124 feet in size and the building shall be 45.14 feet high, as defined by City Zoning Code.

NO. 17720 (33rd WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2491

Common Address: 3108 West Irving Park Road

Applicant: Halo Energy Group LLC (Gabriel Lopez, Jason Anderson and Paul Keeler)

Owner: Rosa Gonzalez, Mario Gonzalez, Ivan Gonzalez, and Vanessa Velez

Attorney: NA

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

Purpose: Convert second floor residential dwelling into contractors office space. Approximate square footage for 2nd floor: 1200 Feet

NO. 17714 (35th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2485

Common Address: 3600 West Palmer Street

Applicant: Jamtar Group (Tarik Cogal)

Owner: Jamtar Group (Tarik Cogal)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The purpose of the zoning change is to eliminate the existing non-conforming use (former Laundromat) in order to establish a legal business use (restaurant) at the site. The existing one-story, commercial, building (1,066 sq. ft. approx.) will remain. The Applicant will then construct a one-story, covered, outdoor patio (addition) off the rear of the existing building, which will provide additional seating for the restaurant. The finished building, with the addition, will measure 72' x 26' (1,872 sq. ft. approx.) and 10.4' in height. The Applicant also intends on paving the remaining gravel area (at the rear of the building) to allow for the location of five (5) on-site (off-street) parking spaces.

NO. 17702 (38th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2473

Common Address: 5528 W Berteau Avenue

Applicant: Michael Metoyer and Maria Camargo

Owner: Michael Metoyer and Maria Camargo

Attorney: Thomas Moore

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

Purpose: Convert existing 2 ½ story 2 residential dwelling unit brick, frame & stone building to 3 residential dwelling units, 1 unit in the basement, 1 unit on the 1st floor and 1 unit on the 2nd floor, with a 1-story brick 2 car garage in the rear of the lot with no new additional parking.

NO. 17710 (41st WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2481

Common Address: 7240 West Devon

Applicant: Devon Investment Partners LLC (Edward Thilman, Matthew Welke, Douglas Fisher)

Owner: Devon Investment Partners LLC (Edward Thilman, Matthew Welke, Douglas Fisher)

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-1 Community Shopping District to B3-1.5 Community Shopping District

Purpose: The Applicant is seeking a zoning amendment in order to complete the interior build out of the existing building and establish 12 residential units above grade. There is no proposed expansion of the existing building in terms of floor area or height, and all of the proposed construction will be contained within the existing structure. There will be 12 parking spaces on site to serve the 12 residential units. There will be 12 additional parking spaces on site to serve the retail/commercial uses at grade.

NO. 17707 (46th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2478

Common Address: 4400-4458 and 4401-4415 North Clarendon Avenue

Applicant: Montrose Clarendon Partners LLC (See application for list of LLC members)

Owner: (See application for list of owners members)

Attorney: DLA Piper

Change Request: Institutional Planned Development No. 138 and RM-5 Multi Unit District to RM6.5 Residential Multi Unit District and then to a Residential Business Planned Development

Purpose: The Applicant proposes to redevelop the property with a mixed-use project, including approximately 860 residential units, approximately 50,000 square feet of retail and commercial space, and approximately 733 parking spaces.

NO. 17718 (47th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2489

Common Address: 2047 West Cuyler Avenue

Applicant: Jay Kopfer

Owner: Jay Kopfer

Attorney: Gordan & Pikarski

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

Purpose: The Applicant seeks to deconvert the existing three unit residential building into a single family home and enclose an existing rear porch which would exceed the minimum floor area ratio

NO. 17723 (47th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2494

Common Address: 4000-4008 North Southport

Applicant: Vivek Sehgal

Owner: (See application for list of LLC members)

Attorney: Paul Kolpak of Kolpak and Lerner

Change Request: B1-2 Neighborhood Shopping District to B3-3 Community Shopping District

Purpose: The foot print and elevations for both Parcels, 1 and 2, will not change. Parcel 2 will remain a 3 story residential unit with no parking spaces, as there are none currently required. Parcel 1 will remain the same with 2 residential units on the second floor and 2 residential units on the third floor. The first floor restaurant will be expanded to encompass the entire first floor area of Parcel

NO. 17701 (49th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2472

Common Address: 7255 North Bell Avenue

Applicant: MRR (III) 7255. N Bell LLC (See application for list of LLC members)

Owner: MRR (III) 7255. N Bell LLC (See application for list of LLC members)

Attorney: Thomas Moore

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

Purpose: Renovate an existing 8,460 sq. ft. masonry 3 story 6 residential dwelling unit building with basement, 2 units on the 1st 2 units on the 2nd floor and two units on 3rd floor and 2 units to the basement/garden level to create a 8 residential dwelling unit building with 6 existing parking spaces with no additional spaces, and no commercial space.