

SUMMARY OF A MEETING  
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS  
March 24, 2014

NO. A-7977 (46<sup>th</sup> WARD) ORDINANCE REFERRED (12-11-13)  
DOCUMENT # O2013-9450

**Common Address:** 941 West Lawrence Ave  
**Applicant:** Alderman James Cappleman  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-5 Community Shopping District

NO. A-7983 (40<sup>th</sup> WARD) ORDINANCE REFERRED (2-5-14)  
DOCUMENT # O2014-951

**Common Address:** 5554-5565 North Lincoln Ave  
**Applicant:** Alderman Patrick J O'Connor  
**Change Request:** B3-2 Community Shopping District to B1-2 Neighborhood Shopping District

RECEIVED  
#3  
2014 MAR 25 AM 11:08  
OFFICE OF THE  
CITY CLERK

NO. A-7984 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (2-27-14)  
DOCUMENT #

**Common Address:** 4507-09 S Indiana Avenue  
**Applicant:** Alderman Pat Dowell  
**Change Request:** B2-2 Neighborhood Mixed Use District to RM-5 Multi Unit District

NO. 17537 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (7-25-12)  
DOCUMENT # O2012-4974

PASS AS REVISED

**Common Address:** 2301-2377 North Lincoln Ave; 2316-2356 North Lincoln Ave; 2366-2376 North Lincoln Ave; 2337-2353 N Halsted Street; 701-756 W Fullerton Ave; 2304-2420 N Orchard  
**Applicant:** McCaffery Interests Inc. (Daniel T McCaffery)  
**Owner:** Ann & Robert H Lurie Children's Hospital  
**Attorney:** John George  
**Change Request:** RM-5 Multi Unit District, B3-3 Community Shopping District and Institutional Planned Development No. 158 to a B3-5 Community Shopping District and then to Residential Business Planned Development No. 158, as amended  
**Purpose:** Please see planned development statements for details

**NO. 17936 (41<sup>st</sup> WARD) ORDINANCE REFERRED (2-5-14)**  
**DOCUMENT # O2014-828**

**Common Address:** 5472 North Harlem Ave  
**Applicant:** Wendy's International (See application for list of LLC members)  
**Owner:** Chicago Title Land Trust Company as Trustee # 10-319-74-09  
**Attorney:** Donna Pugh  
**Change Request:** RS3 Residential Single-Unit (Detached House) District and B3-1 Community Shopping District to B3-1 Community Shopping District  
**Purpose:** the property will be used for a 2907sq.ft. one story Wendy's Restaurant, replacing the existing one.

**NO. 17922-T1 (39<sup>th</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-46**

**PASS AS REVISED**

**Common Address:** 5825 N Tripp Ave  
**Applicant:** Chicago Food Corp (Ki Jong and Sung Hong)  
**Owner:** Ki Hong and Sung Hong  
**Attorney:** John George  
**Change Request:** M2-1 Light Industry District to C3-2 Commercial, Manufacturing and Employment District  
**Purpose:** Food Warehouse and distribution facility consisting of approximately 68,000 sf of office , warehouse and retail sales space with 115 parking spaces.

**NO. 17923 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (2-5-14)**  
**DOCUMENT # O2014-814**

**Common Address:** 4742-44 North Kimball Avenue  
**Applicant:** Syung Ja Han  
**Owner:** Syung Ja Han  
**Attorney:** Thomas Murphy  
**Change Request:** B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District  
**Purpose:** 4744 commercial space aprox.950 sq.ft will continue use as a Tavern. No dwell, units, no pkg,1-story 12' high building, adjacent commercial space 4742 approx, 950 sq.ft. is an existing restaurant, no changes to be made. No changes in bldg height

**NO. 17938-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (2-5-14)**  
**DOCUMENT # O2014-830**

**Common Address:** 4952-58 N St. Louis Ave

**Applicant:** Carina Holdings LLC (See application for list of LLC members)

**Owner:** Carina Holdings LLC (See application for list of LLC members)

**Attorney:** Thomas Moore

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5.5 Residential Multi-Unit District

**Purpose:** Existing multi dwelling unit 3 story residential brick building with basement, with a total building height of 42'-10" no change, no commercial space, two car garage in the rear. Applicant is seeking to renovate the flooded basement which he is intending to use as a 14<sup>th</sup> residential dwelling unit that does not comply to the zoning code minimum lot area, and will be adding an exterior space parking pad.

**NO. 17927-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (2-5-14)**  
**DOCUMENT # O2014-819**

**Common Address:** 2237-43 West Wellington Ave

**Applicant:** AAD Associates Inc (See application for list of LLC members)

**Owner:** AAD Associates Inc (See application for list of LLC members)

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

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

**Purpose:** 2 single family homes with an approximate height of 26'7" and approximately 2,600 square footage per home

**NO. 17933-T1 (29<sup>th</sup> WARD) ORDINANCE REFERRED (2-5-14)**  
**DOCUMENT # O2014-825**

**Common Address:** 6966 West North Ave

**Applicant:** GMS Sparacino Inc. (Mark, Stefanie, and Gianna Sparacino)

**Owner:** GMS Sparacino Inc. (Mark, Stefanie, and Gianna Sparacino)

**Attorney:** Law Offices of Mark J Kupiec & Assoc

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

**Purpose:** To establish a restaurant within the existing one story commercial building. Approximate 2,900 sq.ft. of commercial space; no existing parking; existing one story; no change

**NO. 17925-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (2-5-14)**  
**DOCUMENT # O2014-816**

**Common Address:** 934 N Larrabee

**Applicant:** Larrabee Partners LLC (See application for list of LLC members)

**Owner:** Larrabee Partners 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 B3-5 Community Shopping District

**Purpose:** The Applicant is seeking to amend the zoning at the subject property in order to develop the now vacant lot with a new four-story mixed-use building. The proposed building will be masonry in construction. The proposed building will contain a 2,156 sq. ft. (approx.) retail space and 23 parking spaces at grade, and 27 residential units above. The proposed building will be 60' in height.

**NO. 17906 (17<sup>th</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-30**

**Common Address:** 6900 South Campbell Ave

**Applicant:** Kusmirek Remodeling Inc. (Boguslaw Szaflarski)

**Owner:** Kusmirek Remodeling Inc. (Boguslaw Szaflarski)

**Attorney:** Law Offices of Mark J Kupiec & Assoc

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

**Purpose:** The existing one story building to remain and convert a former store front into a dwelling unit For a total of 2 DU in the building; existing parking (2 spaces) (no commercial)

**NO. 17934 (11<sup>th</sup> WARD) ORDINANCE REFERRED (2-5-14)**  
**DOCUMENT # O2014-826**

**Common Address:** 804-06 West 27<sup>th</sup> Street

**Applicant:** William Barbaro

**Owner:** William Barbaro

**Attorney:** Rolando Acosta

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

**Purpose:** Construction of one, two-story, single-family home and two parking spaces on each lot of record, for a total of two single family homes and four parking spaces.

**NO. 17928 (6<sup>th</sup> WARD) ORDINANCE REFERRED (2-5-14)**  
**DOCUMENT # O2014-820**

**Common Address:** 551-53 E 79<sup>th</sup> Street  
**Applicant:** Drop In Lounge, LLC (Barbara Godfrey)  
**Owner:** Fahed Sweilem  
**Attorney:** Thomas Murphy  
**Change Request:** B3-2 Community Shopping District to C1-2 Neighborhood Commercial District  
**Purpose:** Tavern in existing 1 story, no dwelling units, no pkg, 800sf, 13'high bldg 551 E.79th, existing phone store 551, exist. restaurant 553 will remain, using the remaining approx 3200 sf

**NO. 17942 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (2-5-14)**  
**DOCUMENT # O2014-834**

**Common Address:** 2013-2017 S Prairie Ave  
**Applicant:** Metropolitan Pier and Exposition Authority  
**Owner:** Oscar Tatosian  
**Attorney:** Neal and Leroy LLC  
**Change Request:** DX-5 Downtown Mixed-Use District to DR-3 Downtown Residential District  
**Purpose:** The property will consist of two zoning lots with two single family detached houses with accessory garages.

**NO. 17943 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (2-5-14)**  
**DOCUMENT # O2014-835**

**PASS AS REVISED**

**Common Address:** 2138 S Indiana Ave  
**Applicant:** 2138 S Indiana LLC  
**Owner:** (See application for list of Owners)  
**Attorney:** Neal and Leroy LLC  
**Change Request:** Residential Business Planned Development No. 681, as amended to Residential Business Planned Development No. 681, as amended  
**Purpose:** The Applicant proposes to technically amend Planned Development No. 681 to allow for parking to be used by persons other than tenants

**NO. 17880 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (11-13-13)**  
**DOCUMENT # O2013-8394**

**PASS AS REVISED**

**Common Address:** 141-173 W Oak Street; 940-948 North LaSalle Street; 931-951 N Wells St  
**Applicant:** Moody Bible Institute  
**Owner:** Moody Bible Institute  
**Attorney:** John George of Schuyler, Roche & Crisham  
**Change Request:** Planned Development No. 156 to Planned Development No. 156, as amended  
**Purpose:** Technical amendment to allow student housing as a specifically permitted use

**NO. 17854 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7552**

**PASS AS REVISED**

**Common Address:** 1600-1626 North Milwaukee

**Applicant:** 1616-1624 North Milwaukee Ventures LLC (See application for list of LLC members)

**Owner:** 1600 North Milwaukee Ventures LLC

**Attorney:** Ed Kus

**Change Request:** B3-2 Community Shopping District, and M1-2 Limited Manufacturing/ Business Park District to a Business Planned Development

**Purpose:** The redevelopment will include a complete restoration and adaptive reuse of the existing buildings to accommodate 120 hotel keys; new retail; and new restaurants. There will be about 14,450 SF of retail/restaurant space with 10 parking spaces on-site.

**NO. 17930 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (2-5-14)**  
**DOCUMENT # O2014-822**

**Common Address:** 1421-1425 West Fullerton Ave

**Applicant:** Oxford 1 LLC (John Livaditis)

**Owner:** Oxford 1 LLC (John Livaditis)

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B3-5 Community Shopping District and B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** Applicant proposes an adaptive re-use of the landmarked Fullerton State Bank building. The proposal is to convert the building to residential use, with a total of 8 dwelling units and no commercial space. There will be one unit with 4 bedrooms, five units with 3 bedrooms, and two units with 2 bedrooms. The total area of the proposed building is 16,206 square feet, and the proposed building height is 52'0". There will be a total of 9 parking spaces provided onsite, with one of the spaces designated for disabled parking. Applicant will apply for a variation if the zoning amendment passes

**NO. 17926 (1<sup>st</sup> WARD) ORDINANCE REFERRED (2-5-14)**  
**DOCUMENT # O2014-818**

**SUBSTITUTED AS TYPE 1 APPLICATION**

**Common Address:** 1400 N Campbell

**Applicant:** Demetrios Pullos

**Owner:** Demetrios Pullos

**Attorney:** Law Offices of Samuel VP Banks

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

**Purpose:** The applicant intends to construct a three (3) story residential building. The proposed building will contain three (3) dwelling units. The proposed lower dwelling unit will be a three (3) bedroom duplex unit that spans the basement and first floors. The upper two units will both be two (2) bedroom units. The applicant will provide three (3) onsite parking spaces at the rear of the property. The total square footage of the proposed building is 3790.99 square feet, and the proposed height is 37 feet 10 inches.

**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>
Or2014-87	21	8127 S Ashland Ave	City Wide
Or2014-121	25	2558 S Damen	Signco. Inc
Or2014-88	32	2112 N Ashland Ave	Doyle Signs Inc
Or2014-86	32	3122 N Ashland Ave	Signco. Inc
Or2014-84	33	2950 N Western Ave	Omega Sign & Lighting
Or2014-119	33	2950 N Western Ave	Omega Sign & Lighting
Or2014-120	33	2950 N Western Ave	Omega Sign & Lighting
Or2014-92	40	5223 N Lincoln Ave	Olympic Signs, Inc
Or2014-90	40	5223 N Lincoln Ave	Olympic Signs, Inc
Or2014-81	44	3219 N Clark St	Lincoln Services

**DEMOLITIONS**

**DOC# Or2014-79 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (3-5-14)**

Demolition of historical landmark building at 849 W Armitage Ave (front building)

**DOC# Or2014-80 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (3-5-14)**

Demolition of historical landmark building at 849 W Armitage Ave (rear building)

**LANDMARK DESIGNATIONS**

**DOC# O2014-1422 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (3-5-14)**

Designation of the (former) James Mulligan Public School, 1855-1863 N Sheffield Ave as a Chicago Landmark