

Meeting Of The Committee on Zoning Landmark & Building Standards

THURSDAY, OCTOBER 25, 2012 AT 10:00 AM
201-A, 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

2012 OCT 19 AM 9:58
OFFICE OF THE
CITY CLERK

Items on this Agenda
Appear in Numerical Order
According to Ward

NO. A-7847 (1ST WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5679

Common Address: 1551-53 W Division Street; 1141 N Ashland Avenue

Applicant: Alderman Proco "Joe" Moreno

Change Request: C2-1 Motor Vehicle Related Commercial District to B3-2
Community Shopping District

NO. A-7848 (19TH WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5681

Common Address: 11625-11735 South Oakley Avenue

Applicant: Alderman Matthew O'Shea

Change Request: RS-1 Residential Single-Unit (Detached House) to POS-1
Regional or Community Parks District

NO. A-7849 (19TH WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5682

Common Address: 11418-20 South Western Avenue

Applicant: Alderman Matthew O'Shea

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

NO. A-7851 (30TH WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5698

Common Address: 3399 North Milwaukee Avenue, 3401-03 N Milwaukee Avenue

Applicant: Alderman Ariel Reboyras

Change Request: C1-1 Neighborhood Commercial District and RS3 Residential
Single-Unit (Detached House) District to C1-1 Neighborhood
Commercial District

NO. A-7852 (30TH WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5699

Common Address: 4114-20 West Roscoe Street

Applicant: Alderman Ariel Reboyras

Change Request: C1-1 Neighborhood Commercial District and RS3 Residential
Single-Unit (Detached House) District to RS3 Residential
Single-Unit (Detached House) District

NO. A-7853 (43rd WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5686

Area bounded by: A line 158.00 feet south of West Webster Avenue; North Dayton Street; a line 177.33 feet south of West Webster Avenue as measured along the west line of North Dayton Street; and the alley next west of North Dayton Street

Applicant: Alderman Michele Smith

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

NO. A-7854 (50th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5697

Common Address: 6324-48 N Western Avenue

Applicant: Alderman Debra Silverstein

Change Request: Residential Business Planned Development No. 1038 to B3-2 Community Shopping District

NO. 17556 (2nd WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5588

Common Address: 1337 West 15th Street

Applicant: Life Changers International Church

Owner: Life Changers International Church

Attorney: Richard Baker

Change Request: M2-2 Light Industry District to C3-5 Commercial, Manufacturing and Employment District

Purpose: The Church Applicant seeks to renovate the existing warehouse into its church with an 870 seat sanctuary. No addition will be made to the footprint or height of the building. The development calls for no dwelling units and no commercial space. The height of the building is 50 ft.

NO. 17564 (3rd WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5596

Common Address: 3333 S Michigan Avenue

Applicant: Sylvia Wellness Institute

Owner: Dr. Yvon Nazon

Attorney: Carol Stubblefield

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-5 Neighborhood Mixed Use District

Purpose: The applicant plans to construct a housing complex and community center for residents ages 55 and up who have low or moderate income levels. There will be 40 units and 43 parking spaces and 1,175 SF of restaurant space on the first floor.

NO. 17568 (11th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5602

Common Address: 901-937 West 37th Street

Applicant: John and Thomas Krause

Owner: John and Thomas Krause

Attorney: Lisa Marino

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

Purpose: After rezoning the subject property will be improved with fifteen single family homes each with two parking spaces. The height of each building will be aprox 28 ft. there will be no commercial space

NO. 17562 (12th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5594

Common Address: 2501 West Pershing Road

Applicant: Cortes Castulo

Owner: Cortes Castulo

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-1 Neighborhood Mixed-Use District

Purpose: One story mixed use building; restaurant at the front (aprox 1,000 sq.ft.); one dwelling unit to remain at the rear; one parking space

NO. 17563 (12th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5595

Common Address: 3045-3117 W 26th Street; 3060 West 27th Street

Applicant: Little Village Partners LLC (See application for list of LLC members)

Owner: Chicago Title Land Trust No 22630

Attorney: Chico & Nunes P.C.

Change Request: M2-2 Light Industry District to C1-2 Neighborhood Commercial District

Purpose: The property is currently improved with several buildings which contain a variety of retail uses, including a bakery, mini-mall, medical clinic. The buildings shall remain. The reason for the proposed zoning amendment is to a) bring the existing retail and medical uses into compliance under the Chicago Zoning Ordinance and b) permit the expansion of the existing clinic, (containing 12,000 sq. ft.) by 6,000 sq. ft. for a total of 18,000 sq. ft.. The proposed expansion will occur within the existing building walls

NO. 17566 (12th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5600

Common Address: 2414-20 West 48th Street

Applicant: 48th Street Acquisitions, LLC (Mark O'Toole)

Owner: 48th Street Acquisitions, LLC (Mark O'Toole)

Attorney: Rolando Acosta

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

Purpose: The property is improved and will be used for a surface parking lot containing approximately 34 parking spaces, to be used as a public non accessory parking lot

NO. 17565 (13th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5597

Common Address: 6301 S Major Avenue

Applicant: John Hioureas

Owner: John Hioureas

Attorney: Carol Stubblefield

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

Purpose: The Applicant proposes to renovate and expand the existing motor vehicle repair shop by 897 SF to add 2 new motor vehicle repair service bays. There will be a total of 4 service bays and 8 parking spaces after construction is completed

NO. 17576 (20th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5610

Common Address: 300-314 E 61st Street; 6049-59 South Prairie

Applicant: St Edmunds Redevelopment Corp.

Owner: City of Chicago

Attorney: Steven Friedland

Change Request: B2-1 Neighborhood Mixed-Use District to RM-5 Multi Unit District

Purpose: Applicant proposes to construct a 12 unit residential building with 10 parking spaces. The building will be 37 feet in height

NO. 17577 (20th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5611

Common Address: 217-225 East 61st Street

Applicant: St Edmunds Redevelopment Corp.

Owner: City of Chicago

Attorney: Steven Friedland

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

Purpose: Applicant proposes to construct a 5 unit residential building with 5 parking spaces. The building will be 37 feet in height

NO. 17578 (20th WARD) ORDINANCE REFERRED (9-12-12)

DOCUMENT # O2012-5612

Common Address: 227-239 East 61st Street/ 6100-6124 South Prairie

Applicant: St Edmunds Redevelopment Corp.

Owner: City of Chicago

Attorney: Steven Friedland

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

Purpose: Applicant proposes to construct a 27unit building on the subject property. The development will include 24 parking spaces. The building will be 37 feet high

NO. 17558 (22nd WARD) ORDINANCE REFERRED (9-12-12)

DOCUMENT # O2012-5590

Common Address: 2742 South Millard Avenue

Applicant: Jesus and Virginia Gonzalez

Owner: Jesus and Virginia Gonzalez

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 building; two parking spaces; height 30'

NO. 17575 (22nd WARD) ORDINANCE REFERRED (9-12-12)

DOCUMENT # O2012-5609

Common Address: 2501 South Drake Avenue

Applicant: Micaela Vasquez

Owner: Micaela Vasquez

Attorney: NA

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

Purpose: The two bedroom apartment will remain. the existing building height will remain. The vacant tavern space will be converted into retail space

NO. 17559 (23rd WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5591

Common Address: 5018 South Kedvale Avenue

Applicant: Guillermo Espinoza and Refugio Casillas

Owner: Guillermo Espinoza and Refugio Casillas

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: Single Family Home; existing parking

NO. 17560 (26th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5592

Common Address: 2628 West Division Street

Applicant: Roberto Sanabria and Lourdes Lugo

Owner: Roberto Sanabria and Lourdes Lugo

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: One Commercial unit (retail store) on the ground floor (approx 1620 sq.ft.; 2 dwelling units above; roof top stairwell enclosure; height with the stairwell enclosure 46'-2"

NO. 17555 (27th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5587

Common Address: 1424 West Walton Street

Applicant: EZBM, Inc (Zdzislaw J Banys)

Owner: EZBM, Inc (Zdzislaw J Banys)

Attorney: Daniel Lauer

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential 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) parking spaces. The footprint of the building shall be approximately 20 feet by 74 feet in size and the building shall be 37.10 feet high, as defined by City Zoning Code.

NO. 17561 (27th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5593

Common Address: 1506-08 West Huron Street

Applicant: The Domain Group LLC (Rory Arthurs)

Owner: The Domain Group LLC (Rory Arthurs)

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: 8 dwelling unit residential building; will provide required parking; height 45'-4"

NO. 17573 (27th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5607

Common Address: 3601-05 West Augusta Blvd/956 North Central Park

Applicant: Adriana Cuellar

Owner: Richard and Adalberto Diaz

Attorney: Patrick C. Turner

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

Purpose: 1st Floor: 3601 W. Augusta will remain 1,000 sq. ft. grocery store; 3605 W. Augusta: 800 sq. ft. space will be available as office space; 956 N. Central Park will be 1,100 sq. ft. print shop. 2nd floor: will remain three 3 dwelling units

NO. 17574 (27th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5608

Common Address: 1245 North Clybourn

Applicant: 1245 N Clybourn LLC (See application for list of LLC members)

Owner: 1245 N Clybourn LLC (See application for list of LLC members)

Attorney: Philip Mandell

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

Purpose: Existing building is two floor story building. First floor 2760 sq.ft. second floor 1540 sq.ft. Existing restaurant to remain and one residential dwelling unit on the second floor

NO. 17557 (35th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5589

Common Address: 3420-24 West Diversey Avenue; 2816-20 North Milwaukee

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

Owner: Chexapad LLC (See application for list of LLC members)

Attorney: Thomas Moore

Change Request: B2-2 Neighborhood Mixed Use District to B2-3 Neighborhood Mixed-Use District

Purpose: To build a 3 story mixed use building with retail on the ground floor and 12 residential apartments on the 2nd and 3rd floors with one parking space for each apartment

NO. 17567 (35th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5601

Common Address: 2948-54 W Armitage Avenue/ 2001-11 North Humboldt Blvd

Applicant: 2952 West Armitage LLC (See application for list of LLC members)

Owner: 2952 West Armitage LLC (See application for list of LLC members)

Attorney: Rolando Acosta

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

Purpose: The property is improved with a vacant one-story building containing approximately 1,500 sq. ft. and an open area. Applicant proposes to use the existing building for a Restaurant and expand the seating to the outdoor open area. No parking exists or is proposed, and the rezoning is sought to remove the parking requirement.

NO. 17569 (44th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5603

Common Address: 1241 W Cornelia Ave

Applicant: Bradley and Jennifer Kotler

Owner: Bradley and Jennifer Kotler

Attorney: Joseph Gattuso of Shefsky & Froelich

Change Request: RM4.5 Residential Multi-Unit District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

Purpose: The property will remain in use for single family residential purposes

NO. 17570 (45th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5604

Common Address: 4024-28 North Milwaukee Ave

Applicant: Rado Vidakovic

Owner: Rado Vidakovic

Attorney: Paul Kolpak

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

Purpose: The purpose of the zoning change is to allow a restaurant of approximately 2,160 feet on the first floor with 1,500 square feet for other retail uses. There would also be a second floor addition of approximately 3,660 feet utilized for restaurant with an additional third floor of approximately 200 feet which would be enclosed and the balance of 2,860 feet would be an open area patio.

NO. 17571 (48th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5605

Common Address: 5943-59 N Broadway

Applicant: MacMaster Properties LLC (See application for list of LLC members)

Owner: MacMaster Properties LLC (See application for list of LLC members)

Attorney: Thomas Moore

Change Request: B1-3 Neighborhood Shopping District to C1-3 Neighborhood Commercial District

Purpose: Property will remain the same, Two one-story buildings with retail stores, no parking, no dwelling units

NO. 17572 (50th WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5606

Common Address: 6306 N Maplewood Avenue

Applicant: Mahmood Khan

Owner: Mahmood Khan

Attorney: Thomas Moore

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

Purpose: Dormer addition to the 2nd floor attic of the north side of the
existing 2 story with basement single family residence that
exceeds the floor area ratio