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Meeting Of The Committee on Zoning Landmark & Building Standards

Monday, July 23, 11:00 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. TAD-489 (25th WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2011-3831

To amend Title 17 Section 17-9-0119 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to regarding location restrictions for certain retail food establishments selling live poultry

NO. A-7835 (50th WARD) ORDINANCE REFERRED (6/27/12)
DOCUMENT # O2012-4502

Common Address: 3100-3200 W Albion Avenue (North Side Only) 3100-3200 W Wallen Avenue; 6600-6700 N Kedzie (the area contained within Planned Development No 826)

Applicant: Alderman Debra Sivlerstein

Change Request: Residential Planned Development No 826, as amended to Residential Planned Development No 826

NO. A-7826 (49th WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-4310

Common Address: 1721-23 West Greenleaf Avenue

Applicant: Alderman Joseph A Moore

Change Request: RS-1 Residential Single-Unit (Detached House) and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-7827 (45th WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3814

Common Address: The west line of North Milwaukee Avenue from the south line of West Belle Plaine Avenue to the north line of West Cuyler Avenue

Applicant: Alderman John Arena

Change Request: To designate as a Pedestrian Street

NO. A-7828 (44th WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3902

Common Address: 3012-3034 North Broadway

Applicant: Alderman Thomas Tunney

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

NO. A-7829 (44th WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3899

Common Address: 3532-38 North Halsted Street

Applicant: Alderman Thomas Tunney

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

NO. A-7830 (32nd WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3781

Common Address: 2710-2760 N Lakewood Avenue (west side only) 1301-1311 W Diversey Parkway (south side only)

Applicant: Alderman Scott Waguespack

Change Request: Planned Development No 1068 to RM4.5 Residential Multi-Unit District

NO. A-7834 (24th WARD) ORDINANCE REFERRED (7/23/12)
DOCUMENT # O2012-4948

Common Address: 1256 South Christiana Avenue

Applicant: Alderman Michael Chandler

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-2 Neighborhood Shopping District

NO. A-7833 (15th WARD) ORDINANCE REFERRED (6/27/12)
DOCUMENT # O2012-4478

Common Address: 3500-3560 W 63rd Street

Applicant: Alderman Toni Foulkes

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

NO. A-7831 (9th WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3893

Common Address: 501-07 East 130th Street

Applicant: Alderman Anthony Beale

Change Request: C2-1 Motor Vehicle Related Commercial District to M1-1 Limited Manufacturing/ Business Park District

NO. A-7832 (9th WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3895

Common Address: 350 East 103rd Street

Applicant: Alderman Anthony Beale

Change Request: B3-1 Community Shopping District to M1-1 Limited
Manufacturing/ Business Park District

NO. 17512 (50th WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3744

Common Address: 3116-3118 West Devon Avenue

Applicant: Devon Printing Inc. (Safwon and Safura Noman)

Owner: Fred Brodberg

Attorney: NA

Change Request: B3-2 Community Shopping District to C1-2 Neighborhood
Commercial District

Purpose: There are no dwelling units, only offices there are 3 first floor
offices & 6 second floor offices. Will have 3 parking spaces.
Building exterior is not changed. Devon Printing will operate
a print shop on the first floor.

NO. 17504 (44th WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3736

Common Address: 3155-63 N Broadway Avenue

Applicant: Last Bay Beer Company LLC (Gregory Shuff)

Owner: Last Bay Beer Company LLC (Gregory Shuff)

Attorney: Thomas Raines

Change Request: B3-2 Community Shopping District to C1-2 Neighborhood
Commercial District

Purpose: Applicant intends to operate a bar/ restaurant with a tavern,
retail food and packaged good licenses

NO. 17502 (42nd WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3734

Common Address: 316-326 N Orleans Street

Applicant: Wolf Point Owners, LLC c/o Park Agency (See application for list of LLC members)

Owner: Wolf Point Owners, LLC c/o Park Agency (See application for list of LLC members)

Attorney: John J George

Change Request: Business Planned Development No. 98 to Business Planned Development No 98, as amended

Purpose: Site A: 525' residential building containing 510 dwelling units with 200 parking spaces; Site B: 950* mixed use building containing approximately 600 dwelling units, 1,800,000 sq. ft. of building area and 885 parking spaces; Site C: 750* mixed use building containing 1,500,000 sq. ft. of building area with 200 parking spaces.

NO. 17503 (41st WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3735

Common Address: 8601-61 W Bryn Mawr, 5500-56 N Delphia; 8600-62 W Catalpa; 5501-57 N Oakview

Applicant: Interpark Investors LLC (See application for list of LLC members)

Owner: Interpark Investors LLC (See application for list of LLC members)

Attorney: John J George

Change Request: Planned Development 347 to B3-5 Community Shopping District and then to Planned Development No. 347, as amended

Purpose: To redevelop the northern half of the PD site with an 83' tall seven story residential building containing 405 residential units, 405 parking spaces and approximately 9,000 sq. ft. of retail space. Existing 6 one story office building located on the southern half of the Planned Development site will remain

NO. 17511 (38th WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3743

Common Address: 5615-5627 W Montrose Avenue

Applicant: Irving Narragansett Partnership (Peter Spyropoulos and George Zervas)

Owner: Irving Narragansett Partnership (Peter Spyropoulos and George Zervas)

Attorney: Endy Zemenides

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-1 Community Shopping District

Purpose: The property will be used as a one story retail center (21' Height). The center will feature approximately 6,728 Sq.ft. of retail space with 28 parking spaces

NO. 17508 (35th WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3740

Common Address: 2700-34 N Milwaukee Ave; 2657-67 N Spaulding; 2658-62 N Sawyer Avenue

Applicant: VPRE Real Holdings LLC (Victor and Barbara Diaz)

Owner: VPRE Real Holdings LLC (Victor and Barbara Diaz)

Attorney: Rolando Acosta

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

Purpose: Three and two story buildings containing 49 dwelling units, approximately 48,095 sq. ft. of commercial space, including the proposed 1,350 sq. ft. tavern and on-site parking for 90 vehicles

NO. 17501 (27th WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3733

Common Address: 401-13 North Milwaukee Avenue

Applicant: 401 N Milwaukee, LLC (John Kelly and Matthew Harris)

Owner: 401 N Milwaukee, LLC (John Kelly and Matthew Harris)

Attorney: Barry Ash

Change Request: M2-3 Light Industry District to C3-3 Commercial,
Manufacturing and Employment District

Purpose: Outdoor patio area will be used by the existing restaurant in the basement and first floor commercial tenant space which is 5,442.3 S.F. as a outdoor beer garden that serves alcoholic beverages which is 1,351 S.F. Existing six residential units on the second and third floors, with existing common roof deck, 6 existing parking stalls including one Handicap space, existing building is 43'5" to the top of the parapet. All residential units existing to remain.

NO. 17505 (27th WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3737

Common Address: 1022 West Fulton Market

Applicant: 1K Fulton LLC (See application for list of LLC members)

Owner: (See application for list of owners)

Attorney: Theodore Novak

Change Request: C1-1 Neighborhood Commercial District and M2-3 Light Industry District to C3-5 Commercial, Manufacturing and Employment District

Purpose: A new six-story building of approximately 178,156 square feet of floor area will be constructed and leased to commercial office, retail and other uses permitted in the C3-5 Commercial, Manufacturing and Employment District. The building will be approximately 80 feet tall. The Applicant proposes to provide 105 off-street parking spaces.

NO. 17506 (27th WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3738

Common Address: 1000 West Fulton Market

Applicant: 1K Fulton LLC (See application for list of LLC members)

Owner: (See application for list of owners)

Attorney: Theodore Novak

Change Request: C1-1 Neighborhood Commercial District and M2-3 Light Industry District to C3-5 Commercial, Manufacturing and Employment District

Purpose: The existing ten-story building containing approximately 380,130 square feet of floor area will be repurposed and leased to commercial office, retail and other uses permitted in the C3-5 district. The building will remain its current height of approximately 160 feet. The Applicant proposes to provide 201 off-street parking spaces.

NO. 17507 (22nd WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3739

Common Address: 4434-4548 and 2304-2410 South Kenneth

Applicant: J.B Hunt Transport, Inc.

Owner: Freeport McMoran Chicago Rod, Inc.

Attorney: Amy Kurson

Change Request: M1-2 Limited Manufacturing/ Business Park District and M2-2 Light Industry District to M2-2 Light Industry District then to a Planned Development

Purpose: applicant proposes to use the property as a trucking facility with truck and trailer parking, container stacking, storage, tractor trailer maintenance, and cross docking

NO. 17510 (21st WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3742

Common Address: 8908 South Lafayette

Applicant: FMDG LLC (Alvin Bell Jr)

Owner: FMDG LLC (Alvin Bell Jr)

Attorney: NA

Change Request: M2-2 Light Industry District to B3-1 Community Shopping District

Purpose: Building will be aprox 11,000 S.F. of retail. The building will be constructed of solid masonry with a 25 ft height. Building will have parking for 20 cars

NO. 17497 (14th WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3729

Common Address: 4626 West 42nd Street

Applicant: Midway Transfer & Recycling, LLC (See application for list of LLC members)

Owner: Midway Transfer & Recycling, LLC (See application for list of LLC members)

Attorney: Chris Leach

Change Request: M2-3 Light Industry District to M3-3 Heavy Industry District

Purpose: An industrial building containing approximately 14,500 sq.ft. of space with a scale, 16 parking spaces and a paved lot on site

NO. 17499 (14th WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3731

Common Address: 4400 South Archer Avenue

Applicant: Standard Bank & Trust Co ATUT # 12065 (John Keporos)

Owner: Standard Bank & Trust Co ATUT # 12065 (John Keporos)

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: RS3 Residential Single-Unit (Detached House) District and C2-2 Motor Vehicle Related Commercial District to C2-1 Motor Vehicle Related Commercial District

Purpose: Auto Sales outdoor and motor vehicle repair; approximately 24,765 sq.ft. of commercial space; existing parking to comply with the code

NO. 17498 (6th WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3730

Common Address: 6943-53 S Chicago Avenue

Applicant: South Chicago Janitorial Inc. (Joseph Benson)

Owner: South Chicago Janitorial Inc. (Joseph Benson)

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District

Purpose: To add a banquet hall; existing Janitorial contractor business will remain; approximately 6,650 sq.ft. of commercial space; required parking

NO. 17509 (6th WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3741

Common Address: 644 East 87th Street

Applicant: 644 LLC (Aqueel Ahmed)

Owner: 644 LLC (Aqueel Ahmed)

Attorney: Paul Kolpak

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

Purpose: the property is currently developed with a one story commercial building containing a car wash and accessory store. The builder will retain its current foot print and the area currently utilized for the auto accessory store will be converted into an auto rental business with outdoor storage of automobiles

NO. 17500 (2nd WARD) ORDINANCE REFERRED (6/6/12)
DOCUMENT # O2012-3732

Common Address: 1549-1559 South Indiana Avenue; 202-232 and 205 – 237 East 16th Street; 1600-1616 South Prairie Avenue

Applicant: Prairie Point at Central Station Condominium Association

Owner: Prairie Point at Central Station Condominium Association

Attorney: John J. George

Change Request: Planned Development 821 to Planned Development 821, as amended

Purpose: No dwelling units will be in the park. The multi -use plaza will include 23 ancillary parking spaces on approximately 15% of the park. A decorative perfola over the plaza will be approximately 15 feet high.