

SUMMARY OF A MEETING  
COMMITTEE ON ZONING,  
LANDMARKS & BUILDING STANDARDS  
MARCH 22, 2012  
TO BE REPORTED OUT APRIL 18, 2012

RECEIVED  
CITY COUNCIL DIVISION  
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CITY CLERK

NO. TAD-458 (1<sup>st</sup> and 44<sup>th</sup> WARDS) ORDINANCE REFERRED (6-8-11)  
DOCUMENT # O2011-4512

PASS AS SUBSTITUTED

To amend Title 17 Section 17-3-0207 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, by adding and deleting language in regards to *Work Live Units*

NO. A-7798 (41<sup>st</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-707

PASS AS AMENDED

Common Address: 6100-6158 North Northwest Highway  
Applicant: Alderman Mary O'Connor  
Change Request: C1-1 Neighborhood Commercial District to C1-2 Neighborhood Commercial District

NO. A-7797 (29<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-704

Common Address: 543 North Waller (590-65 North Waller Avenue; 5615-61 West Ohio Street; 5614-60 West Race Avenue)  
Douglas Middle Academy and Key School  
Applicant: Alderman Deborah Graham  
Change Request: B3-2 Community Shopping District, RS3 Residential Single-Unit (Detached House) District, and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-7796 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-706

Common Address: 3600 West Fifth Ave  
Applicant: Alderman Jason Ervin  
Change Request: POS-1 Regional or Community Parks District to RM-5 Multi Unit District

NO. A-7794 (8<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-696

Common Address: 2100 East 87<sup>th</sup> Street (2001-47 East 85<sup>th</sup> Street; 8500-8674 South Anthony Avenue; 2034-2240 East 87<sup>th</sup> Street; 8501-8659 South Chappel Avenue)  
Chicago Vocational High School  
Applicant: Alderman Michelle Harris  
Change Request: M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-7792 (5<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-695

**Common Address:** 6220 South Stony Island (6200-74 South Stony Island Avenue; 1536-64 East 63<sup>rd</sup> Street; 6201-75 South Park Shore East Court; 1547-75 East 62<sup>nd</sup> Street)  
Hyde Park High School

**Applicant:** Alderman Leslie Hairston

**Change Request:** B3-5 Community Shopping District to RM6 Residential Multi Unit District

NO. A-7793 (5<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-693

**Common Address:** 6650 South Ellis Avenue (6600-58 South Ellis Avenue ; 932-56 East 67<sup>th</sup> Street; 6651-59 South Ingleside Avenue)  
Dumas Elementary School

**Applicant:** Alderman Leslie Hairston

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

NO. A-7789 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-702

**Common Address:** 5410 South State Street (5404-22 South State Street; 5403-59 South Dearborn Street; 2-20 West Garfield Boulevard)  
(Ace Technical Charter School)

**Applicant:** Alderman Pat Dowell

**Change Request:** C1-2 Neighborhood Commercial District and RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-7790 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-703

**Common Address:** 4415 South Dr. Martin Luther King Jr Drive (4401-29 South Dr. Martin Luther King Jr Drive; 401-15 East 44<sup>th</sup> Street)  
(Mollison Elementary School)

**Applicant:** Alderman Pat Dowell

**Change Request:** B3-3 Community Shopping District to RM-5 Multi Unit District

NO. A-7791 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-701

**Common Address:** 4414 South Evans Avenue (4400-58 South Evans Avenue; 600-714 East 45<sup>th</sup> Street; 4401-59 South Evans Avenue; 601-715 East 44<sup>th</sup> Street) (Woodson North and Woodson South Schools)

**Applicant:** Alderman Pat Dowell

**Change Request:** POS-1 Regional or Community Parks District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-7770 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (12-14-11)  
DOCUMENT # O2011-9880

PASS AS AMENDED

Common Address: 2347 South Wabash Avenue (2343-59 South Wabash Avenue; and 44-74 East 24<sup>th</sup> Street)

Applicant: Alderman Robert Fioretti

Change Request: DS3 Downtown Service District to RM-5 Multi Unit District

Purpose: Renovations to Graham Training School

NO. TAD-484 (1<sup>st</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-660

Common Address: Chicago Avenue surrounded by The centerline of North Damen Avenue on the west and centerline of North Wood Street on the east

Applicant: Alderman Joe Moreno

Change Request: To classify as a Pedestrian Street

NO. A-7788 (1<sup>st</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-700

Common Address: 524 North Wolcott Avenue/ 1900-10 West Race Avenue

Applicant: Alderman Joe Moreno

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

NO. 17418 (49<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-602

Common Address: 1217-1239 West Albion

Applicant: Loyola University of Chicago

Owner: Loyola University of Chicago

Attorney: John Lawlor, SNR Denton US LLP

Change Request: C1-3 Neighborhood Commercial District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: A new surface parking lot providing approximately 56 parking spaces, 29 of which will be accessory to the new 29 unit residential development on contiguous property to the north and the balance to be non accessory parking pursuant to a separate special use application

NO. 17425 (47<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-629

Common Address: 2419-2423 West Byron Street

Applicant: Timothy Roach

Owner: Timothy Roach

Attorney: Paul Kolpak

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

Purpose: To divide the existing zoning lots with 1 being improved with an existing single family home and the other to allow for a single family residence in the rear setback

NO. 17431 (41<sup>st</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-637

Common Address: 9650 West Foster Avenue

Applicant: The Village of Rosemont (Bradley Stephens, Village Mayor)

Owner: The Village of Rosemont (Bradley Stephens, Village Mayor)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The now vacant land will be improved with drive aisles and circulation lanes. The subject property will function as a loading/ receiving and driving circulation area for a proposed retail shopping mall located on the adjacent property which is within the boundary limits of the Village of Rosemont, IL

NO. 17428 (36<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-633

Common Address: 7419 West Irving Park Road

Applicant: Caponies Inc Daniel Lambert and Anthony Di Balsamo

Owner: Sonia Ivanova

Attorney: Paul Kolpak

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

Purpose: The proposed use is a restaurant and carry out. There are no parking spaces on site. There will be no changes to the exterior of the building. There will be approximately 2506 sq.ft. of retail space

NO. 17434 (36<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-661

Common Address: 6013 West Belmont Avenue

Applicant: Jacob Lake and Tatiana Lonovo

Owner: Jacob Lake and Tatiana Lonovo

Attorney: J David Ballinger

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

Purpose: this parcel of property is only parcel zoned manufacturing. The adjacent properties are zoned B3-1 Community Shopping District. Rezoning will conform the property

NO. 17413 (35<sup>th</sup> WARD) ORDINANCE REFERRED (1-18-12)  
DOCUMENT # O2012-32

Common Address: 3329 North Drake Avenue

Applicant: Pawel Stojek

Owner: Pawel Stojek

Attorney: Gordon & Pikarski

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

Purpose: The new construction building will be used entirely for residential purpose. The building will contain two units including two parking spaces and a height of 38 feet

NO. 17421 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-625

Common Address: 1512-46 West Montana Street

Applicant: 1512-46 Montana LLC (David Ruttenburg and Alan Lev)

Owner: Big Sky Development LLC

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: To build up to 14 new single family homes (either attached or detached); to be built with 2 car garages and within the maximum building height

NO. 17432 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-638

Common Address: 1864-1870 North Damen Ave

Applicant: 1864-1870 North Damen Ave LLC (Bart Przyjemski)

Owner: 1864 N Damen LLC and 1870 N Damen LLC

Attorney: Law Offices of Samuel VP Banks

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

Purpose: the three existing buildings shall be razed. The property will be redeveloped with 3 new four story mixed use buildings. Each building will contain grade level retail/ commercial unit and 3 residential condominiums above. Three outdoor parking spaces will be provided at the rear of each lot

NO. 17401 (27<sup>th</sup> WARD) ORDINANCE REFERRED (1-18-12)  
DOCUMENT # O2012-21

PASS AS REVISED

Common Address: 224-242 West Schiller Street; 1400-10 North Wieland Street; 1401-11 North North Park Avenue

Applicant: Catherine Cook School

Owner: Catherine Cook School

Attorney: John George

Change Request: RM-5 Multi Unit District to B3-3 Community Shopping District and then to Institutional Planned Development No 885, as amended

Purpose: Applicant proposes an expansion of the existing school. For details see Planned Development Statements

NO. 17429 (25<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-634

Common Address: 251-269 West Cermak Road and 2207-09 South Princeton Ave

Applicant: William Barbaro

Owner: North Star Trust #LB 10-1897

Attorney: Rolando Acosta

Change Request: B3-3 Community Shopping District to B3-5 Community Shopping District

Purpose: an approximately 35,000 sq.ft. building with approximately 9000 sq.ft. of retail on the first floor and approximately 26,000 sq.ft of office space or other uses in the commercial use group on the upper three floors, no on-site parking or loading

NO. 17426 (23<sup>rd</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-631

Common Address: 3800 West 55<sup>th</sup> Street

Applicant: Juana Guzman

Owner: Jimmy Orellana

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The applicant would like to amend the zoning at the subject sight in order to locate and establish a tire sales and automobile repair shop

NO. 17424 (19<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-628

Common Address: 3622 West 111<sup>th</sup> Street

Applicant: 3622 West 111<sup>th</sup> Street LLC (Elizabeth Lowery)

Owner: 3622 West 111<sup>th</sup> Street LLC (Elizabeth Lowery)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The now vacant property will be developed with a new speech and occupational therapy (medical services) facility. The new facility will be one story in height, and contain approx 4,100 sq.ft of total building area. There will be 4 to 6 on site parking spaces provided on the site

NO. 17420 (17<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-604

Common Address: 7642-58 South Ashland Avenue

Applicant: Spruce Property Group (See application for list of LLC members)

Owner: Tommy and Kim Miller

Attorney: Graham Grady

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

Purpose: To establish an auto parts store and off street parking lot

NO. 17423 (15<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-627

Common Address: 5700 South Damen

Applicant: Maher Hamad and Atallah Khader

Owner: Maher Hamad and Atallah Khader

Attorney: James O. Stola

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

Purpose: Applicant proposes to rehab an existing one story frame building 14 feet high for use as a grocery store. The dimensions will remain the same as they currently exist. There will be no dwelling units in the building.

NO. 17427 (15<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-632

Common Address: 6621-6625 South Kedzie

Applicant: Byung Yoon and Sun Yoon

Owner: Byung Yoon and Sun Yoon

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The existing one story building and parking area shall remain. The only proposed construction involves the interior build out of the space to allow for the expansion of the coin operated laundromat facility

NO. 17417 (12<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-601

Common Address: 2813 West Cermak

Applicant: Gustavo A Mara

Owner: Romualdo Camerena

Attorney: Lisa Duarte

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

Purpose: To allow for ice cream manufacturing and wholesale ice cream sales. No change in the number of dwelling units, parking spaces, square footage, or building height



NO. 17433 (11<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-639

PASS AS REVISED

Common Address: 2754-2860 South Eleanor Street

Applicant: Chicago Park District

Owner: City of Chicago

Attorney: Timothy King

Change Request: M2-3 Light Industry District and Planned Manufacturing District No 11 to a POS-1 Regional or Community Parks District and then a Waterway Planned Development

Purpose: Recreational with a boathouse, with 4 on site parking spaces, the square footage of the boathouse building will be 23,200 sq.ft. with a height of 27 feet for the main roof (40 feet for the top of the elevator shaft)

NO. 17416 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (2-15-12)  
DOCUMENT # O2012-600

Common Address: 800-888 South Clark Street

Applicant: 800-888 South Clark Associates LLC (See application for list of LLC members)

Owner: Avalon Clark and Polk LLC

Attorney: John George

Change Request: Planned Development No 1022 to DX-7 Downtown Mixed Use District

Purpose: A northern lot would have a residential building with first floor retail and 199 dwelling units, and a 140 space parking garage. A southern lot would have a residential building with 199 dwelling units and a 140 parking space parking garage

Historical Landmark Designations

DOC# O2012-1319 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-14-12)

Designation of the (former) Mid-City Trust and Savings Bank Building at 2 South Halsted Street as a Chicago Landmark

Historical Landmark Fee Waivers

DOC# Or2012-160 (9<sup>th</sup> WARD) ORDER REFERRED (3-14-12)

Waiver of Building Permit Fees for the property located at 11318 S Forrestville Ave

LARGE SIGNS OVER 100 SQ.FT. IN DIAMETER, 24 FT ABOVE GRADE

Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
Or-2012-128	2	1412 S Blue Island Ave	American Sign Factory
Or-2012-159	42	111 W Wacker Dr.	Liberty Flags Banners Flagpoles
Direct Introduction	42	1 East Wacker	Landmark Sign Group
Or2012-133	43	1350 N Wells St	Hernandez Signs and Awnings
Or2012-129	44	836 W Wellington	Poblocki Sign Co.
Or2012-130	44	836 W Wellington	Poblocki Sign Co.
Or-2012-143	45	5360 N Elston Ave	Doyle Signs Inc.
Or-2012-140	45	5353 N Elston Ave	Doyle Signs Inc.
Or-2012-141	45	5353 N Elston Ave	Doyle Signs Inc.
Or-2012-142	45	5353 N Elston Ave	Doyle Signs Inc.
Or2012-158	49	7529 N Clark St	Icon Identity Solutions
Or2012-134	50	2758 W Peterson Ave	Parvin Clauss Sign Co.

Advertising Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
Or2012-131	44	2835 N Clark St.	Outdoor Impact Inc.