

Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
April 30, 2013
To be reported at May 8, 2013 City Council

MA-155 (MAYORAL APPLICATION) ORDINANCE REFERRED (4/10/13)

Amendment of Chapter 11-4-2150, 11-4-2170 and 11-4-2190 of the Municipal Code regarding treatment of lead and asbestos during construction and renovation

NO. A-7887 (42nd WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1637

Common Address: 150 North Riverside Drive
Applicant: Alderman Brendan Reilly
Change Request: Waterway Residential Business Planned Development No. 785 to DX-16 Downtown Mixed-Use District

OFFICE OF THE
CITY CLERK
2013 MAY -7 PM 4:11

NO. A-7884 (38th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1634

Common Address: 4015-25 North Narragansett Avenue
Applicant: Alderman Timothy Cullerton
Change Request: B3-1 Community Shopping District to RS-2 Residential Single-Unit (Detached House)

NO. A-7881 (2nd WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1643

Common Address: East 9th Street thru East 11th Street and South Wabash Avenue
Applicant: Alderman Robert Fioretti
Change Request: Residential Business Planned Development No. 932 to DX-12 Downtown Mixed-Use District

NO. A-7882 (2nd WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1642

Common Address: East 9th Street & South Michigan Avenue
Applicant: Alderman Robert Fioretti
Change Request: Residential Business Planned Development No. 932 to DX-16 Downtown Mixed- Use District

NO. A-7880 (1st WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1649

Amendment of Section 17-3-503-D of the Municipal Code by modifying a segment of North Milwaukee Avenue (from 2600 West/ 2156 North to 3000 West) as a pedestrian retail street

NO. 17628 (49th WARD) ORDINANCE REFERRED (12-12-12)
DOCUMENT # O2012-8192

PASS AS REVISED AND PASS AS AMENDED

Common Address: 7450-7474 North Rogers, 1643-1647 North Howard, 7429-7543 North Clark, 7500-7546 North Clark

Applicant: Cave enterprises Operations LLC

Owner: SEC Clark & Howard LLC

Attorney: Jessica Schramm/ Bernard Cintron

Change Request: Business Residential Transportation Planned Development 641 to Business Residential Transportation Planned Development 641, as amended

Purpose: The applicant seeks to amend the current Business-Residential-Transportation Planned Development 641 to allow the construction of a one-story restaurant with a drive-thru facility Located at 7513-7523 North Clark Street..

NO. 17688 (47th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1584

Common Address: 2248 West Irving Park Road

Applicant: 2248 West Irving Park Road LLC (David Burnett)

Owner: 2248 West Irving Park Road LLC (David Burnett)

Attorney: Law Offices of Samuel VP Banks

Change Request: B1-1 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

Purpose: The existing two-story, two (2) dwelling unit 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) retail space at grade and three (3) residential dwelling units above. The building will be masonry in construction and 46'-6" in height. Three (3) parking spaces will be located at the rear of the subject property to serve the proposed dwelling units.

NO. 17638 (42nd WARD) ORDINANCE REFERRED (12-12-12)
DOCUMENT # O2012-8202

PASS AS REVISED

Common Address: 630 N McClurg Ct.

Applicant: Rehabilitation Institute of Chicago (See application for list of LLC members)

Owner: Rehabilitation Institute of Chicago (See application for list of LLC members)

Attorney: John George

Change Request: DX-12 Downtown Mixed-Use District to an Institutional Planned Development

Purpose: Applicant proposes construction of a new research hospital.

NO. 17690 (41st WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1586

PASS AS REVISED

Common Address: 5404-5460 North Cumberland Ave; 8400-8454 West Catherine Ave;
5401-5457 N Chester Ave; 8401-8455 W Catalpa Ave

Applicant: Cumberland Centre LLC (Rand Diamond, and Lawrence Webb)

Owner: Cumberland Centre LLC (Rand Diamond, and Lawrence Webb)

Attorney: Jack George, Schuyler Roche & Crisham

Change Request: Planned Development No 322 to Planned Development No 322, as amended

Purpose: Applicant proposes this technical amendment to the planned development only to allow Medical Service as a permitted use. No other changes are proposed

NO. 17691 (40th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1587

Common Address: 5453-5455 North Ravenswood Avenue

Applicant: 1426 Winnemack LLC (Tom Romano)

Owner: 1426 Winnemack LLC (Tom Romano)

Attorney: Law Offices of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

Purpose: The existing one story commercial building (f/k/a "Ravenswood Pub") will be razed. The property will be redeveloped with a new three-story (with basement), six (6) unit, residential building, with a roof deck. The proposed building will be of masonry construction. Five (5) enclosed ("garage") parking spaces, as well as one (1) covered ("carport") space, will be located at the rear of the subject lot.

NO. 17699 (40th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1595

Common Address: 5046-5056 North Lincoln Avenue

Applicant: The Hertz Corporation (See application for list of LLC members)

Owner: Heidner VI LLC

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is seeking a Zoning Amendment in order to locate and establish an automobile rental facility with the outdoor storage of motor vehicles at the subject property- The existing one-story building at the subject property will remain. There is no proposed expansion of the existing building. The subject property provides 19 on-site parking spaces

NO. 17683 (39th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1579

Common Address: 4248 West Montrose Ave
Applicant: Bert Tuckpointing & Restoration Inc.
Owner: Bert Tuckpointing & Restoration Inc.
Attorney: John Fritchey
Change Request: B3-1 Community Shopping District to C2-1 Motor Vehicle Related Commercial District
Purpose: Rezoning is sought to allow tuckpointing company

NO. 17697 (36th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1593

Common Address: 5800 West Addison Street
Applicant: Stanley Wlodkowski
Owner: Chicago Title Land Trust Company successor to the Columbia National Bank #2614
Attorney: Daniel Lauer
Change Request: RS3 Residential Single-Unit (Detached House) District to B3-2 Community Shopping District
Purpose: To allow the property to be used for a General Practice Physician's Office. The footprint, height and parking at the building will not change from the existing one-story structure of approximately 2872 square feet. Office uses are not permitted under the current zoning, and the current office use of a photography studio was "grandfathered" from the prior zoning district classification.

NO. 17694 (35th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1590

Common Address: 2342 North Hamlin
Applicant: MK Construction & Builders (Marcin Kawa)
Owner: MK Construction & Builders (Marcin Kawa)
Attorney: William J.P. Banks of Schain Burney Banks & Kenny
Change Request: B3-1 Community Shopping District to RS3 Residential Single-Unit (Detached House) District
Purpose: The applicant intends to construct a 2 story single family home on the property consisting of 2, 534 square feet and with a height of 28'9". The proposed single family home will comply with all other bulk regulations set forth in the Zoning Code and will have a parking garage with space for 2. cars..

NO. 17686 (32nd WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1582

Common Address: 2564-2586 North Clybourn Avenue

Applicant: NRG Clybourn Wrightwood, LLC (Graham Palmer, Barbara McLinden, Jane Slaven)

Owner: NRG Clybourn Wrightwood, LLC (Sol Barket, Graham Palmer, Barbara McLinden, Jane Slaven)

Attorney: Donna Pugh

Change Request: M3-3 Heavy Industry District and B3-3 Community Shopping District to B3-3 Community Shopping District

Purpose: The property will be used for a 9,114 square foot retail building.

NO. 17687 (28th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1583

Common Address: 240 North Harding/ 3937-3941 West Lake Street

Applicant: Jorge Cruz

Owner: Jorge Cruz

Attorney: Law Offices of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to M2-2 Light Industry District

Purpose: The Applicant is seeking a zoning amendment in order to locate and establish a Class IV(A) Recycling Facility at the subject property. The existing one-story masonry building will remain. There are no proposed expansions to the physical building at the subject property.

NO. 16862 (27th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # PO2009-2101

Common Address: 3114 West Carroll Avenue

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

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

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The existing 1, 2, 3 story brick building shall remain. The reason for the rezoning is to permit the establishment of commercial uses, including carpentry and a contractors office at the first level and 1 dwelling unit on each of the two upper levels of the existing building

NO. 17684 (26th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1580

Common Address: 1237-41 North California Avenue

Applicant: Puerto Rican Parade Committee Chicago Inc (Angel Medina)

Owner: Puerto Rican Parade Committee Chicago Inc (Angel Medina)

Attorney: Gordan & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-2 Community Shopping District

Purpose: Applicant seeks to conform the zoning to the existing use of the property as a community center and banquet hall.

NO. 17681 (25th WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-800

Common Address: 1915-1919 West 19th Street

Applicant: Martha Rios

Owner: Martha Rios

Attorney: NA

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

Purpose: To allow for the establishment of a limited restaurant. No new construction proposed

NO. 17682 (20th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1578

Common Address: 146-160 East Marquette Road and 6664-6670 South Indiana Avenue

Applicant: Christian Heritage Training Center

Owner: Christian Heritage Training Center

Attorney: Carol Stubblefield

Change Request: B3-1 Community Shopping District to RM-5.5 Multi Unit District

Purpose: Applicant proposes to renovate and expand an existing church building. Total square footage of the new structure will be approximately 19,244 square feet. The new building will have two new floors with total building height of approximately 41'-4". The new facility will have 5 classrooms, community meeting space, new chapel and church offices.

NO. 17692 (12th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1588

Common Address: 2245 West Pershing Road

Applicant: Concept Schools NFP (See application for list of LLC members)

Owner: Leggett & Platt, Inc.

Attorney: Law Offices of Samuel VP Banks

Change Request: M2-3 Light Industry District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The existing one-story building shall remain (approx. 63,668 sq. ft. of total building area). The proposed zoning amendment will allow a charter school with: 18 classrooms, 4 science/computer laboratory rooms, a library, a cafeteria (with kitchen), 10 restrooms and 8 offices, to be located and established at the property. There will be 26 on-site (off-street) vehicle parking spaces (10 of those spaces will be designated for student drop-off and pick-up), as well as a rack for 4 bicycles, provided along the east side of the building. There will also be a two-way drive isle with a 24' (diameter) turnaround area located along the east side of the building. No construction is proposed or intended for the exterior of the building. All proposed construction will occur inside the existing building. There are no dwelling units proposed for the property.

NO. 17344 (11th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7043

PASS AS REVISED

Common Address: 1501-17 W Fuller Street; 2800-12 S Lock St; 2900-44 S Hillock Street; 2901-47 S Hillock Street

Applicant: Riverbend Real Estate Investment LLC (Michael Tadin Jr)

Owner: Riverbend Real Estate Investment LLC (Michael Tadin Jr)

Attorney: Scott Borstein

Change Request: M2-3 Light Industry District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District and then to a Residential Planned Development

Purpose: The property will be rezoned to allow for a residential development containing 17 single family homes and 24 townhomes. Each unit will have an enclosed two car garage. Building heights will not exceed 38 feet

NO. 17695 (10th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1591

Common Address: 8946-8950 South Commercial Avenue

Applicant: Gemstone Jewelers Inc. (Jose Rameriz)

Owner: Raul Correa

Attorney: Thomas Moore

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

Purpose: New tenant to open a jewelry repair shop and be able to buy gold in a 1st floor 1,100 sq.ft. retail space in an existing 2 story brick building with 3 retail spaces on the 1st floor. 2 retail spaces on the 2nd floor and 1 residential dwelling apartment on the 2nd floor with 5 parking spaces in the rear of the lot.

NO. 17657 (5th WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-37

PASS AS REVISED

Common Address: 800 East 57th and 5634 South Maryland

Applicant: The University of Chicago

Owner: The University of Chicago

Attorney: John George

Change Request: B3-3 Community Shopping District, RM-5 Multi Unit District, and Institutional Planned Development No. 43, as amended to Institutional Planned Development No. 43, as amended

Purpose: Addition of properties to the existing Institutional Planned Development, please see file for more information

NO. 17672 (5th WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-790

PASS AS REVISED

Common Address: 5201-45 South Cottage Grove

Applicant: The University of Chicago

Owner: The University of Chicago

Attorney: Meg George

Change Request: RS3 Residential Single-Unit (Detached House) District and B3-1 Community Shopping District to B3-2 Community Shopping District and then to Institutional Planned Development

Purpose: Please see the application for Proposed Purposes

NO. 17669 (1st WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-787

PASS AS AMENDED

Common Address: 2537 West Moffat Avenue

Applicant: Tomek Predki

Owner: Tomek Predki

Attorney: Gordon & Pikarski

Change Request: M1-1 Limited Manufacturing/ Business Park District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

Purpose: The subject property will continue to be used as a single family home. Two parking spaces will be provided at the rear as required by the Code. The height of the home is 30 feet, which includes the proposed front and rear second store addition.—No commercial space is proposed

NO. 17696 (1st WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1592

Common Address: 1841-1849 West Race Avenue

Applicant: Indeco Holdings Inc (See application for list of LLC members)

Owner: Frank Marvin

Attorney: Daniel Lauer

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

Purpose: To allow construction of Three single family homes with a separate two car garage. The footprint of each new home will be 23.97 feet by 90 feet. The height of the homes will be 38 feet.

NO. 17698 (1st WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1594

Common Address: 540-544 North Paulina Street

Applicant: Avra Properties End User Fund 1, LLC (See application for list of LLC members)

Owner: Avra Properties End User Fund 1, LLC (See application for list of LLC members)

Attorney: Paul Kolpak

Change Request: C2-2 Motor Vehicle Related Commercial District and RS3 Residential Single-Unit (Detached House) District to B2-2 Neighborhood Mixed Use District

Purpose: Applicant will establish a new zoning lot on the north 48 feet which will contain four dwelling units, one below the second floor. The building will contain an open Stairwell and a four-story enclosed elevator and a fifth level enclosed roof access stairway. Four outdoor parking spaces will be provided. The existing building height will not change except for the access stairwell, which will be 56.4 feet in height measured from grade. The footprint of the existing building and the height will not change. The east, north and west set back are currently 0 feet and will remain 0 feet. The south set back will be 16 feet. The south 24 feet will be improved with a new two-story single family home 30 feet in height with a two-car detached garage. The north and south set backs will be three feet. The east front set back will be 5.3 feet. The rear west set back will be 32 feet 6 inches.

LANDMARK DESIGNATIONS

DOC# O2013-2425 (45th WARD) ORDINANCE REFERRED (4-10-13)

Designation of the Portage Park Theatre Building, located at 4042-4060 North Milwaukee and 4905-4915 West Cuyler Ave as a Chicago Landmark

DOC# O2013-2471 (20th WARD) ORDINANCE REFERRED (4-10-13)

Designation of the Oppenheimer-Goldblatt Bros Department Store Building, located at 4700 South Ashland Avenue as a Chicago Landmark

FEE WAIVERS

DOC# Or2013-180 (44th WARD) ORDER REFERRED (4/10/13)

Waiver of Building Permit Fees for the property located at 3600 North Halsted Street

LARGE SIGNS OVER 100 FEET IN DIAMETER, 24 FEET ABOVE GRADE

Business ID Signs

Doc#	Ward	Location	Sign Company
Or2013-175	2	2401 S Michigan	Novak Electric Sign Co.
O2013-1681	4	1320 E 47 th Street	Midwest Sign & Lighting Inc.
O2013-1684	4	33 East Congress Parkway	Billboards Inc.
Or2013-179	10	3009 E 92 nd Street	Sign-O-Rama
Or2013-178	10	4047 E 106 th Street	Doyle Signs, Inc
Or2013-165	11	1520 W Pershing Road	International Marble Supply Inc.
Or2013-166	11	1520 W Pershing Road	International Marble Supply Inc.
Or2013-174	25	329 W 18 th Street	M-K Signs Inc.
Or2013-173	25	329 W 18 th Street	M-K Signs Inc.
Or2013-172	25	1711 West Cermak Road	The Holland Design Group
Or2013-171	25	1801 South Canal St.	Global Marketing Enterprises
Or2013-170	25	1801 South Canal St.	Global Marketing Enterprises
Or2013-169	25	1801 South Canal St.	Global Marketing Enterprises
Or2013-183	25	2059 South Canal Street	South Water Signs
Or2013-182	25	2059 South Canal Street	South Water Signs
Or2013-181	25	2059 South Canal Street	South Water Signs
Or2013-167	32	1840 N Clybourn Ave	Parvin Clauss Sign Company
Or2013-168	32	2163 N Clybourn Ave	Evanston Awning Company
Or2013-164	36	1900 North Narragansett	H.M. Witt Sign Company
Or2013-205	36	1900 North Narragansett	H.M. Witt Sign Company
Or2013-204	42	550 N St. Clair Street	Signco Inc.
Or2013-206	48	6107 N Broadway	Icon Identity Solutions
Or2013-207	48	6107 N Broadway	Icon Identity Solutions
Or2013-208	48	6107 N Broadway	Icon Identity Solutions

Substituted Business ID Signs

Doc#	Ward	Location	Sign Company	
O2013-2509	26	2145 W Grand Avenue	M-K Signs Inc.	PASS AS AMENDED

Off-Premise Advertising Signs

Doc#	Ward	Location	Sign Company	
O2013-1689	4	600 S Clark	Lincoln Services Inc.	VOTED DO NOT PASS