

**Meeting
Of The
Committee on Zoning,
Landmarks & Building
Standards**

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THURSDAY, FEBRUARY 23, 2012, 10:00 AM
COUNCIL CHAMBERS 2ND FLOOR, CITY HALL

Please Note:

Items on this Agenda are subject to change. If you have 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 Order
According to Ward**

NO. A-7787 (39TH WARD) ORDINANCE REFERRED (1-18-12)
DOCUMENT # O2012-100

Common Address: 4335 West Lawrence Avenue

Applicant: Alderman Margaret Laurino

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

NO. A-7786 (45TH WARD) ORDINANCE REFERRED (1-18-12)
DOCUMENT # O2012-169

Common Address: 6435 North Central Avenue

Applicant: Alderman John Arena

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

NO. 17407 (4TH WARD) ORDINANCE REFERRED (1-18-12)
DOCUMENT # O2012-27

Common Address: 5147-57 South Cottage Grove Avenue and 812-14 East 52nd Street

Applicant: Cottage Grove Property Investments LLC (Winifred Spencer)

Owner: Cottage Grove Property Investments LLC (Winifred Spencer)

Attorney: NA

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

Purpose: 12000 SF Indoor sports and recreation facility on the ground floor. 48000 SF of existing self storage facility on the 2nd – 5th floors. Approximate height of the building is 60' 11 parking spaces, 1 handicap, 1 trash enclosure

NO. 17405 (6TH WARD) ORDINANCE REFERRED (1-18-12)
DOCUMENT # O2012-25

Common Address: 601 East 87th Place

Applicant: Kristina Patterson

Owner: Kristina Patterson

Attorney: Lee A Robertson/ Schain, Burney, Banks & Kenny

Change Request: RS-2 Residential Single-Unit (Detached House) to RM-5 Multi Unit District

Purpose: The residential use will stay the same, there is currently no off-street parking. Applicant will add 2 off street parking spaces in the rear of the building to comply with the parking provision

NO. 17412 (6th WARD) ORDINANCE REFERRED (1-18-12)
DOCUMENT # O2012-33

Common Address: 9020 South Langley Street

Applicant: Featherfist Development Corp (See application for list of LLC members)

Owner: Archdiocese of Chicago

Attorney: NA

Change Request: RS-2 Residential Single-Unit (Detached House) to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Property will be converted into a 48 bed transitional living facility for homeless male veterans with a new back addition. 24 hr security and 6 parking spaces

NO. 17410 (9th WARD) ORDINANCE REFERRED (1-18-12)
DOCUMENT # O2012-29

Common Address: 32 East 115th Street; (2-36 East 115th Street; 11431-55 South State Street; 1-35 East 114th Place)

Applicant: Board of Education of City of Chicago

Owner: Public Building Commission of Chicago

Attorney: Scott Borstein of Neal & Leroy

Change Request: B3-2 Community Shopping District to RM-5 Multi Unit District

Purpose: The site will remain unchanged- elementary school building and use with 46 on site parking spaces

NO. 17402 (12th WARD) ORDINANCE REFERRED (1-18-12)
DOCUMENT # O2012-22

Common Address: 3701-3721 South Albany Avenue; 3000-3058 West 37th Place

Applicant: EMCO Development Co. (Edward McMahon and Donna Jania)

Owner: EMCO Development Co. (Edward McMahon and Donna Jania)

Attorney: Lisa Duarte, Tristan & Cervantes

Change Request: M1-2 Limited Manufacturing/ Business Park District to M2-3 Light Industry District

Purpose: The property will be used to operate a whole sale landscape supply business. There will be no change to the number of the dwelling units or parking spaces, square footage, or height of the buildings on the property

NO. 17404 (13th WARD) ORDINANCE REFERRED (1-18-12)
DOCUMENT # O2012-24

Common Address: 7829-7843 South Keating Avenue

Applicant: JPMorgan Chase Bank

Owner: JPMorgan Chase Bank

Attorney: Meg George, Neal & Leroy LLC

Change Request: RS-2 Residential Single-Unit (Detached House) to B1-1
Neighborhood Shopping District

Purpose: To legalize an existing non accessory parking lot

NO. 17414 (14th WARD) ORDINANCE REFERRED (1-18-12)
DOCUMENT # O2012-34

Common Address: 2900 West 40th Place

Applicant: Marc Schneider

Owner: Marc Schneider

Attorney: Gordon & Pikarski

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

Purpose: the building will be used as a two unit residential building,
including a two car garage. The use will be entirely residential
and will maintain the existing one story height

NO. 17403 (15th WARD) ORDINANCE REFERRED (1-18-12)
DOCUMENT # O2012-23

Common Address: 6236-6244 South Claremont Avenue

Applicant: JPMorgan Chase Bank

Owner: JPMorgan Chase Bank

Attorney: Meg George, Neal & Leroy LLC

Change Request: RS3 Residential Single-Unit (Detached House) District to B1-2
Neighborhood Shopping District

Purpose: To legalize an existing non accessory parking lot

NO. 17411 (17th WARD) ORDINANCE REFERRED (1-18-12)
DOCUMENT # O2012-31

Common Address: 7427 South Ashland Avenue

Applicant: Kingdom Building M.B Church

Owner: Kingdom Building M.B. Church

Attorney: NA

Change Request: M2-2 Light Industry District to RS3 Residential Single-Unit (Detached House) District

Purpose: The members will use the building for religious worship service on Sunday and during the week. A kitchen for preparing food. 60 members with 15 parking spaces. Height of the building will be the same.

NO. 17409 (22nd WARD) ORDINANCE REFERRED (1-18-12)
DOCUMENT # O2012-30

Common Address: 2641 South Avers Avenue

Applicant: Rafael Patino

Owner: Rafael Patino

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: Three dwelling units will remain; the attic will be duplexed to the upper floor unit. Proposed height 38'; existing parking

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

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. 17406 (27th WARD) ORDINANCE REFERRED (1-18-12)
DOCUMENT # O2012-26

Common Address: 3021-3031 West Carroll Avenue; 317-331 North Whipple St

Applicant: LEARN Charter School Network

Owner: Carroll Street Lofts LLC

Attorney: Rolando Acosta

Change Request: B2-5 Neighborhood Mixed Use District to RM6.5 Residential Multi Unit District

Purpose: Redevelopment of the existing building and construction of additional floor area on top for a total of approximately 101,624 sq.ft. To be used for a school housing 600 students. Parking for approximately 49 vehicles will be provided off site on the parcel immediately south of the property

NO. 17408 (32nd WARD) ORDINANCE REFERRED (1-18-12)
DOCUMENT # O2012-28

Common Address: 1226 West Altgeld Street

Applicant: John Medio

Owner: John Medio

Attorney: Gordon & Pikarski

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

Purpose: The building will be used as single family home, including a two car garage. The use will be entirely residential and will maintain the existing height.

NO. 17413 (35th 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. 17399 (47th WARD) ORDINANCE REFERRED (1-18-12)
DOCUMENT # O2012-35

Common Address: 1800-1824 West Lawrence Avenue

Applicant: Ravenswood Station LLC (See application for list of LLC members)

Owner: Sears Roebuck and Co.

Attorney: John George/ Chris Leach

Change Request: B3-2 Community Shopping District to a Business Planned Development

Purpose: To redevelop the site with a new 3 story retail/ commercial building with a height of 60 feet and containing 131,047 ft of retail/ commercial space with 357 on site parking spaces

NO. 17400 (47th WARD) ORDINANCE REFERRED (1-18-12)
DOCUMENT # O2012-36

Common Address: 1801-19 West Argyle

Applicant: Ravenswood Terrace LLC (Greg Merdinger and David Ruttenberg)

Owner: Sears Roebuck and Co.

Attorney: John George

Change Request: B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District and then to a Residential Planned Development

Purpose: A residential development containing 155 dwelling units with 110 on site parking spaces with a maximum height of 60 feet