

Summary of a Meeting
Committee on Zoning,
Landmarks & Building Standards
July 12, 2011

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CITY COUNCIL DIVISION

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OFFICE OF THE
CITY CLERK

NO. A-7710 (1st WARD) ORDINANCE REFERRED (5-18-11)
DOCUMENT # O2011-4364

Common Address: 2521-51 West Thomas Street
Applicant: Alderman Proco Joe Moreno
Change Request: RT4 Residential Two-Flat, Townhouse Multi-Unit District to RS-3 Residential Single Unit (Detached House) District
Purpose: A land use planning measure to assure the surrounding property owners that the use of land will be suitable to the community.

NO. 17285 (1st WARD) ORDINANCE REFERRED (6-8-11)
DOCUMENT # O2011-5135

Common Address: 1552 North Milwaukee
Applicant: 1552 Milwaukee LLC (Samuel Morabito; Hailey, Madeline, and Camryn Oliff)
Owner: 1552 Milwaukee LLC (Samuel Morabito; Hailey, Madeline, and Camryn Oliff)
Attorney: Endy Zemenides
Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District
Purpose: 3 story, 18,729 sq.ft. building with approximately 6000 sq.ft. of commercial on first floor. 41'4 building height, with off site parking (none required)

NO. 17287 (1st WARD) ORDINANCE REFERRED (6-8-11)
DOCUMENT # O2011-5139

Common Address: 1366 North Milwaukee Avenue
Applicant: Golin Family Trust (Barry and Howard Golin)
Owner: Golin Family Trust (Barry and Howard Golin)
Attorney: Thomas J Murphy
Change Request: B1-2 Neighborhood Shopping District to B3-2 Community Shopping District
Purpose: Tavern with public place of amusement: existing one story 19ft building no parking, 1 commercial space

NO. A-7716 (4th WARD) ORDINANCE REFERRED (6-8-11)
DOCUMENT # O2011-4860

Common Address: 3501-41 South Rhodes Avenue; 501-97 East 35th Street and 500-86 East Browning Avenue
Applicant: Alderman William Burns
Change Request: B3-3 Community Shopping District to RM-5 Residential Multi-Unit District
Purpose: Renovations to Doolittle Elementary School

NO. 17273 (5th WARD) ORDINANCE REFERRED (5-18-11)
DOCUMENT # O2011-4442

Common Address: 5400-08 South Ingleside Avenue/ 913-15 East 54th Street

Applicant: 5400-08 South Ingleside LLC (See application for full list of LLC partners or owners)

Owner: 5400-08 South Ingleside LLC (See application for full list of LLC partners or owners)

Attorney: Graham Grady

Change Request: RT4 Residential Two-Flat, Townhouse Multi-Unit District to RM-5 Residential Multi-Unit District

Purpose: To add one additional dwelling unit in the basement, to make 19 dwelling units with zero parking spaces; No commercial uses are proposed. No increase in height or bulk of building

NO. A-7719 (8th WARD) ORDINANCE REFERRED (6-8-11)
DOCUMENT # O2011-4546

Common Address: 1516-18 East 87th Street

Applicant: Alderman Michelle Harris

Change Request: B3-1 Community Shopping District to RS-3 Residential Single Unit (Detached House) District

Purpose: A land use planning measure to assure the surrounding property owners that the use of land will be suitable to the community

NO. A-7720 (8th WARD) ORDINANCE REFERRED (6-8-11)
DOCUMENT # O2011-4541

Common Address: 7351 South Stony Island Avenue

Applicant: Alderman Michelle Harris

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

NO. A-7694 (11th WARD) ORDINANCE REFERRED (4-13-11)
DOCUMENT # O2011-2988

Common Address: 3527 South Wallace Street

Applicant: Alderman James A Balcer

Change Request: RS-3 Residential Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse Multi-Unit District

PASS AS AMENDED

NO. 17272 (11th WARD) ORDINANCE REFERRED (5-18-11)
DOCUMENT # O2011-4441

Common Address: 1200 West 35th Street

Applicant: South Branch LLC (Paul Levy and Anthony Augustine)

Owner: South Branch LLC (Paul Levy and Anthony Augustine)

Attorney: Thomas Murphy

Change Request: M2-3 Light Industry District to C2-3 Motor Vehicle- Related Commercial District

Purpose: To create residential and artist live/work spaces 108 residential and work living units 402 parking spaces; height to parapet of existing building 82'

NO. 17277 (11th WARD) ORDINANCE REFERRED (6-8-11)
DOCUMENT # O2011-4462

Common Address: 1414-1432 West 31st Street; 3045-3053 South Pitney Court

Applicant: Rosario Scalise

Owner: Rosario Scalise

Attorney: John George

Change Request: C1-2 Neighborhood Commercial District to RS-3 Residential Single Unit (Detached House) District

Purpose: Applicant proposes to construct six single family homes 30 ft high with 2 parking spaces per house

NO. 17278 (11th WARD) ORDINANCE REFERRED (6-8-11)
DOCUMENT # O2011-4463

Common Address: 922-924 West 37th Place

Applicant: John and Thomas Krause

Owner: John and Thomas Krause

Attorney: Lisa A Marino

Change Request: M1-2 Limited Manufacturing/ Business Park District to RS-3 Residential Single Unit (Detached House) District

Purpose: Two single family unit homes, each with two parking spaces, the height of the building at 922 W 37th Place will be approx 16 ft and the height of the building at 924 W 38th Place will be approx 18ft. There will be no commercial space

NO. 17269 (16th WARD) ORDINANCE REFERRED (5-18-11)
DOCUMENT # O2011-4327

Common Address: 2108 West 51st Street

Applicant: El Original Acambaro Bakery Inc. (Jose Armando Ortega)

Owner: Martin Ortega

Attorney: Thomas Moore

Change Request: RS-3 Residential Single Unit (Detached House) District to B1-1 Neighborhood Shopping District

Purpose: To establish a retail Bakery, no dwelling units, one story store, two parking spaces

NO. A-7706 (20th WARD) ORDINANCE REFERRED (5-4-11)
DOCUMENT # 02011-4125

PASS AS REVISED

Common Address: East 63rd Street; South Greenwood Avenue ; South Ingleside Avenue,
South University Avenue

Applicant: Alderman Willie Cochran

Change Request: Residential Planned Development No. 723, to Residential Planned
Development No. 723, as amended

NO. 17242 (20th WARD) ORDINANCE REFERRED (4-13-11)
DOCUMENT # 02011-2297

PASS AS REVISED

Common Address: 910-944 East 63rd Street; 6217-6259 South Ingleside; 6220-6236 South
Ellis Avenue; 6240-6258 South Ellis Avenue

Applicant: The Foundation for Emotionally Disturbed Children

Owner: (See application for full list of LLC partners or owners)

Attorney: Meg George

Change Request: Planned Development No 723 and RM-5 Residential Multi-Unit District
to a Planned Development

Purpose: To allow a new Planned Development in order to accommodate the
construction of the new Hyde Park Day School and Sonia Shankman
Orthogenic School

NO. 17247 (20th WARD) ORDINANCE REFERRED (4-13-11)
DOCUMENT # 02011-2292

Common Address: 6817-6821 South South Chicago Avenue

Applicant: JFH Catering (Eddie Spearman and James Murphy)

Owner: Andres E. Scholnik

Attorney: Montel M Gayles

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

Purpose: To operate a banquet or meeting hall business in which the sale of
alcoholic liquor would be incidental or secondary to the primary
banquet, meeting hall purpose. 35 parking spaces

NO. 17270 (22ND WARD) ORDINANCE REFERRED (5-18-11)
DOCUMENT # 02011-4328

Common Address: 3959 West 26th Street

Applicant: EZPAWN (See application for full list of LLC partners or owners)

Owner: RMD I, LLC

Attorney: Amy Kurson

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

Purpose: Publicly Traded EZPAWN desires to establish a pawn shop at this
location

NO. 17276 (22ND WARD) ORDINANCE REFERRED (6-8-11)
DOCUMENT # O2011-4461

Common Address: 2701 South Ridgeway Avenue
Applicant: Maricela and Victorino Bueno
Owner: Maricela and Victorino Bueno
Attorney: Law Offices of Mark J. Kupiec & Assoc
Change Request: RS-3 Residential Single Unit (Detached House) District to B2-2 Neighborhood Mixed-Use District
Purpose: To repair fire damage and re-establish the building as a 6 unit residential building @ existing height and parking

NO. 17279 (24TH WARD) ORDINANCE REFERRED (6-8-11)
DOCUMENT # O2011-4464

Common Address: 2100-18 South Kilbourn Avenue
Applicant: Greenway Development LLC (Jeff Thompson)
Owner: Greenway Development LLC (Jeff Thompson)
Attorney: Michael J Castalino; Del Gado Law Group
Change Request: M2-3 Light Industry District to M3-3 Heavy Industry District
Purpose: After zoning change applicant plans to apply for a special use permit to allow for the operation of a Class V Recycling Facility. There will be no structural modifications of the existing 56,000 sq.ft. building

NO. 17274 (25TH WARD) ORDINANCE REFERRED (6-8-11)
DOCUMENT # O2011-4459

Common Address: 2035 West Coulter Street
Applicant: Angelica Camarena
Owner: Angelica Camarena
Attorney: Law Offices of Mark J. Kupiec & Assoc
Change Request: RS-3 Residential Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse Multi-Unit District
Purpose: To allow two dwelling units (two flat) within existing 3 story building with an existing height of 30' and two parking spaces

NO. 17267 (26TH WARD) ORDINANCE REFERRED (5-4-11)
DOCUMENT # O2011-3983

Common Address: 1807 North Lawndale
Applicant: Roberto Casimiro
Owner: Roberto Casimiro
Attorney: N/A
Change Request: RS-3 Residential Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse Multi-Unit District
Purpose: to bring the existing building into legal compliance due to the 3rd floor addition whose height it 38 feet.

NO. 17289 (29th WARD) ORDINANCE REFERRED (6-8-11)
DOCUMENT # O2011-5143

Common Address: 6250-52 West North Avenue

Applicant: Norwest LLC (Sandra Grande)

Owner: Norwest LLC (Sandra Grande)

Attorney: Paul Kolpak

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

Purpose: There will be no change to current property as the purpose of the zoning change is to place the properties into conformity for their existing uses

NO. 17283 (30th WARD) ORDINANCE REFERRED (6-8-11)
DOCUMENT # O2011-4468

Common Address: 1649-1657 North Pulaski Avenue

Applicant: Plaza Popular LLC (Demetrios and Chrisoula Kozonis)

Owner: Plaza Popular LLC (Demetrios and Chrisoula Kozonis)

Attorney: Endy Zemenides

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

Purpose: One story, 6051.37 sq. ft. retail building with approximately 4600 sq.ft. devoted to a laundromat. 20 parking spaces are provided within the development

NO. 17280 (32nd WARD) ORDINANCE REFERRED (6-8-11)
DOCUMENT # O2011-4465

Common Address: 1975 North Maud Avenue

Applicant: Michael Brown

Owner: Michael Brown

Attorney: NA

Change Request: RT4 Residential Two-Flat, Townhouse Multi-Unit District to RM-5 Residential Multi-Unit District

Purpose: Owner occupied single family home with two car garage parking spaces, no commercial space, and the height will not change from height shown on plans

NO. 17245 (33rd WARD) ORDINANCE REFERRED (4-13-11)
DOCUMENT # 02011-2294

PASS AS AMENDED

Common Address: 3000 West Irving Park Road

Applicant: 3000 Irving LLC (Michael Matuschka and Josef Matuschka)

Owner: 3000 Irving LLC (Michael Matuschka and Josef Matuschka)

Attorney: John Fritchey

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

Purpose: Rezoning is sought to allow for tavern licensing for business currently existing at the subject location

NO. 16813 (35th WARD) ORDINANCE REFERRED (2-11-09)
DOCUMENT # 02009-315

Common Address: 2504-2516 North Willetts Court

Applicant: 2504-10-14 LLC (Bruce Fogelson)

Owner: 2504-10-14 LLC (Bruce Fogelson)

Attorney: Gary Wigoda

Change Request: C2-2 Motor-Vehicle Related Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: To allow three existing buildings to expand from 6 to 8 dwelling units, and to allow for a fourth building under the construction to have 8 dwelling units instead of 6 and 2 commercial spaces

NO. 17257 (36th WARD) ORDINANCE REFERRED (5-4-11)
DOCUMENT # 02011-3960

Common Address: 6800-6824 West Grand Avenue

Applicant: Seymour Taxman and Donald Mazzoni

Owner: Seymour Taxman and Donald Mazzoni

Attorney: Paul Shadle

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

Purpose: The proposed use of the property after the rezoning is for continued retail use

NO. 17275 (36th WARD) ORDINANCE REFERRED (6-8-11)
DOCUMENT # 02011-4460

Common Address: 6847-51 West Belmont Avenue

Applicant: Avenue Food Mart (Marian and Irena Szymanski)

Owner: Avenue Food Mart (Marian and Irena Szymanski)

Attorney: Law Offices of Mark J. Kupiec & Assoc

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

Purpose: To establish a non-required accessory parking lot for existing store located at 6850 W Belmont

NO. 17286 (38th WARD) ORDINANCE REFERRED (6-8-11)
DOCUMENT # O2011-5136

Common Address: 4301 West Montrose Avenue
Applicant: Speed Auto Service Inc. (Fernando Rivera and Ricardo Martinez)
Owner: Jaseline Wavda
Attorney: NA
Change Request: RS-2 Residential Single Unit (Detached House) District to B3-1 Community Shopping District
Purpose: Auto mechanic Shop. With 2 units, 8 parking spaces, and 16 feet in height.

NO. 17282 (44th WARD) ORDINANCE REFERRED (6-8-11)
DOCUMENT # O2011-4467

Common Address: 858 West Diversey Parkway
Applicant: Martin Newell
Owner: Newell Homes Inc.
Attorney: Howard Kilberg
Change Request: RM-5 Residential Multi-Unit District to RM5.5 Residential Multi-Unit District
Purpose: the existing 6 dwelling unit residential building and six parking spaces shall remain. There is no commercial use in building and building height is 47'

NO. 17240 (46th WARD) ORDINANCE REFERRED (4-13-11)
DOCUMENT # O2011-2299

Common Address: 1063 West Lawrence
Applicant: Lawrence Winthrop Investments (Luis Rossi, Ivan Fernandez, Mercedes Fernandez)
Owner: Lawrence Winthrop Investments (Luis Rossi, Ivan Fernandez, Mercedes Fernandez)
Attorney: Law Offices of Samuel V.P. Banks
Change Request: RT4 Residential Two-Flat, Townhouse Multi-Unit District to B3-3 Community Shopping District
Purpose: The zoning change is required in order to permit the location and establishment of a non required accessory parking lot containing 92 parking spaces, which will serve the Aragon Entertainment Center located at 1106 West Lawrence Avenue

Historical Landmark Fee Waivers

The following orders have been submitted to Waive Historical Landmark Fees for the following properties:

1st Ward Or2011-599

Waive Historical Landmark Fees for the property at 852 North Hermitage Avenue

5th Ward Or2011-600

Waive Historical Landmark Fees for the property at 7000 South Constance Avenue

35th Ward Or2011-603

Waive Historical Landmark Fees for the property at 2907-2909 West Logan Blvd

Large Signs over 100 sq.ft. in diameter, 24 ft above grade:

Business ID Signs

<u>Doc #</u>	<u>Ward</u>	<u>Location/ Sign</u>	<u>Sign Company</u>
Or2011-581	17	122 W 79 th St	Modern Signs Inc
Or2011-582	17	122 W 79 th St	Modern Signs Inc
Or2011-583	17	122 W 79 th St	Modern Signs Inc
Or2011-598	27	312 Walton St	Billboard Inc
Or2011-584	42	600 N Michigan Ave	KGD Enterprises Inc
Or2011-585	42	600 N Michigan Ave	KGD Enterprises Inc
Or2011-586	42	220 W Erie	Thatcher Oaks Awning
Or2011-571	44	3175 N Broadway	Best Neon Sign Company
Or2011-573	45	5406 N Elston	Chesterfield Awning Co