

RECEIVED
CITY COUNCIL DIVISION

2011 MAY 12 AM 11: 17

OFFICE OF THE
CITY CLERK

Meeting Of The Committee on Zoning

Thursday, May 26, 2011, 10:00 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 at 312-744-6845

- I. Roll Call
- II. Deferred Agenda
- III. New Business
- IV. Adjournment

Items on this Agenda
Appear in
Numerical Order
According to Ward

NO. 17249 (1st WARD) ORDINANCE REFERRED (4-13-11)

Common Address: 2318, 2324, 2330 West Schubert

Applicant: Fernandez Auto Glass Inc. (Samuel Fernandez)

Owner: IHLC SD LLC

Attorney: Joe Sirchio

Change Request: B2-3 Neighborhood Mixed-Use District to M1-3 Limited Manufacturing/ Business Park District

Purpose: the property would be used for an 8500 sq. ft. single story warehouse, 18ft tall that would have half the interior space devoted to a work area for the installation of automotive glass that would be stored on site

NO. 17237 (6th WARD) ORDINANCE REFERRED (4-13-11)

Common Address: 7627-43 South State Street

Applicant: Apartment Builders Inc. (See application for full list of LLC partners or owners)

Owner: Apartment Builders Inc. (See application for full list of LLC partners or owners)

Attorney: N/A

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District

Purpose: 3 star family oriented hotel, 4 story, 54 feet high building with green roof, 43 parking spaces, 81 rooms (1st Floor 6-rooms, 2nd -4th floors 25 rooms each) 6 foot high fence around site

NO. 17236 (10th WARD) ORDINANCE REFERRED (4-13-11)

Common Address: 8952 South Burley Avenue

Applicant: Wojciech Chryczyk

Owner: Wojciech Chryczyk

Attorney: Lee Robertson of Schain, Burney, Banks & Kenny

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

Purpose: The existing building will remain a 6 unit building with 6 parking spaces measured at 8'x18'. There is no commercial space and no change to the height of the building. The only change requested is to the FAR to create duplexes in the upper two units and adding a dormer addition.

NO. A-7694 (11th WARD) ORDINANCE REFERRED (4-13-11)

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

Purpose: Renovations to McClellan Elementary School

NO. A-7695 (16th WARD) ORDINANCE REFERRED (4-13-11)

Common Address: 59th-60th Halsted Street

Applicant: Alderman JoAnn Thompson

Change Request: Business Planned Development No 978 to B3-2 Community Shopping District

NO. 17250 (16th WARD) ORDINANCE REFERRED (4-13-11)

Common Address: 6000-6018 South Halsted; 6001-6023 South Green Street; 6000-6034 South Green Street; 801-845 West 60th Street

Applicant: Volunteers of America of Illinois

Owner: City of Chicago

Attorney: Steven D. Friedland

Change Request: RT4 Residential Two-Flat, Townhouse Multi-Unit District, RS-3 Residential Single Unit (Detached House) District and Planned Development No. 978 to a Residential Planned Development

Purpose: To develop the property with 73 dwelling units

NO. A-7696 (20th WARD) ORDINANCE REFERRED (4-13-11)

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

Applicant: Alderman Willie B. Cochran

Change Request: Residential Planned Development No. 723 to an RS-3 Residential Single Unit (Detached House) District

NO. 17242 (20th WARD) ORDINANCE REFERRED (4-13-11)

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)

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. 17235 (23rd WARD) ORDINANCE REFERRED (4-13-11)

Common Address: 5405 South Nashville

Applicant: A & SL Construction Inc. (Andrzej Slodyczka)

Owner: A & SL Construction Inc. (Andrzej Slodyczka)

Attorney: Paul A Kolpak

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

Purpose: The proposed use of the property is to subdivide the property into three 32' lots in order to build 3 single family homes (one on each lot). There will be no commercial space and the height of the proposed building is 26'

NO. 17248 (23rd WARD) ORDINANCE REFERRED (4-13-11)

Common Address: 6140 South Archer Avenue

Applicant: Alberto Anguiano

Owner: Alberto Anguiano

Attorney: Katz Law Offices/ Christine Brown

Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District

Purpose: the current use of this property will remain a beauty parlor and barber shop, applicant wants to add a dwelling unit in the rear first floor of building. The property currently has 3 parking spaces

NO. A-7697 (25th WARD) ORDINANCE REFERRED (4-13-11)

Common Address: 2030-2048 South Archer Avenue (north side only); 2001-2025 South Wentworth Avenue (east side only); 2000-2012 South LaSalle St (west side only); and 145-159 West Cullerton Street (south side only)

Applicant: Alderman Daniel Solis

Change Request: M2-3 Light Industry District to B1-1 Neighborhood Shopping District

Purpose: To allow continued use of the site as a parking lot

NO. 17238 (26th WARD) ORDINANCE REFERRED (4-13-11)

Common Address: 2757-2759 West Augusta Boulevard/ 1953 North California Avenue

Applicant: Gino Battaglia

Owner: Gino Battaglia

Attorney: Dean Maragos

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

Purpose: To establish a restaurant with liquor on the first floor. Continued use of residential apartments on 2nd and 3rd floor.

NO. TAD-453 (27th WARD) ORDINANCE REFERRED (4-13-11)

To amend Title 17 Section 17-3-0403 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, by adding a new section 17-3-0403-B in regards to *Floor Area Ratio Premium*

NO. 17243 (27th WARD) ORDINANCE REFERRED (4-13-11)

Common Address: 723-741 West Madison; 1-41 South Halsted; 760-778 West Monroe

Applicant: Mid City Plaza LLC (See application for full list of LLC partners or owners)

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

Attorney: Jessica Marie Schramm

Change Request: DX-7 Downtown Mixed-Use District to DX-10 Downtown Mixed-Use District and then to a Residential- Business Planned Development

Purpose: The applicant proposes to construct an addition to the existing hotel. The addition shall consist of a 9 story commercial building providing retail space on the ground floor, banquet, and conference facilities, and a multi-level parking structure at the corner of South Halsted and West Madison; and a 48 story residential building providing 514 units at the intersection of West Madison and the Kennedy Expressway

NO. 17239 (28th WARD) ORDINANCE REFERRED (4-13-11)

Common Address: 157 North Lotus

Applicant: R & P Property Investments (Reza G. Mehraban)

Owner: R & P Property Investments (Reza G. Mehraban)

Attorney: Law Offices of Samuel V.P. Banks

Change Request: RS-3 Residential Single Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse Multi-Unit District

Purpose: The existing building shall remain. The reason for the rezoning is to legalize the third dwelling unit located in the basement of the existing 2 story building. With the proposed zoning change, the 3-dwelling unit building will conform to the Chicago Zoning Ordinance

NO. A-7698 (32nd WARD) ORDINANCE REFERRED (4-13-11)

Common Address: 1931 West Belmont Avenue

Applicant: Alderman Scott Waguespack

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

Purpose: The building at 1931 W Belmont is a six unit residential plus two unit commercial building built by a developer, PSS Enterprises. The City filed a case against the developer, general contractor, and the condo association because the building was built contrary to plans and in excess of the allowable floor area ratio. The City revoked PSS Enterprises general contractor's license and fined them over a hundred thousand dollars. Having now exhausted legal remedies for the illegal actions of the developer, the Department of Law's recommended that we rezone the property so that the innocent purchasers can legalize the building. Subsequent to the approval of permits for the previously illegal work, the Alderman will request that the zoning be returned to the prior classification.

NO. 17244 (32nd WARD) ORDINANCE REFERRED (4-13-11)

Common Address: 2954-56 North Racine Avenue

Applicant: 2954 N Racine LLC (See application for full list of LLC partners or owners)

Owner: 2954 N Racine LLC (See application for full list of LLC partners or owners)

Attorney: Jessica Marie Schramm

Change Request: RT4 Residential Two-Flat, Townhouse Multi-Unit District to RM5.5 Residential Multi-Unit District

Purpose: To establish the 2 existing units as residential on the ground floor thereby providing a total of 10 residential units in the existing building

NO. 17245 (33rd WARD) ORDINANCE REFERRED (4-13-11)

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. 17241 (35th WARD) ORDINANCE REFERRED (4-13-11)

Common Address: 1844-46 North California Avenue

Applicant: Mia Property Acquisitions LLC (Bart Przyjemski)

Owner: Mia Property Acquisitions LLC (Bart Przyjemski)

Attorney: Law Offices of Samuel V.P. Banks

Change Request: B3-1 Community Shopping District to RM-4.5 Residential Multi-Unit District

Purpose: The existing building shall be razed. The reason for the zoning change is to permit the construction of a new 3 story brick building containing 6 dwelling units and on site parking for 6 cars

NO. A-7699 (38th WARD) ORDINANCE REFERRED (4-13-11)

Common Address: 6015-21 West Lawrence Avenue/ 4752 North Austin Avenue

Applicant: Alderman Timothy Cullerton

Change Request: RT4 Residential Two-Flat, Townhouse Multi-Unit District and B2-3 Neighborhood Mixed-Use District to RS-2 Residential Single Unit (Detached House) District

Purpose: The proposed change is a land use planning measure to address the potential future of use of these two lots

NO. 17246 (40th WARD) ORDINANCE REFERRED (4-13-11)

Common Address: 5530 North Western Avenue

Applicant: Al Levit

Owner: Al Levit

Attorney: Daniel G Lauer

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

Purpose: Rezoned in order to allow the property to be used for personal and commercial vehicle repairs. No body work will be conducted

NO. TAD-452 (42nd WARD) ORDINANCE REFERRED (4-13-11)

To amend Title 17 Section 17-3-0207 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, by removing and inserting language in regards to *Commercial Farm, Rooftop in Use Tables and Standards*

NO. 17234 (45th WARD) ORDINANCE REFERRED (4-13-11)

Common Address: 4900-4954 West Dakin Street and 4901-4923 West Dakin Street

Applicant: Bradford Equities LLC (Steven M. Pagnotta, James J. Eck)

Owner: Bank of America

Attorney: Richard Klawiter

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

Purpose: There will be no change from the existing parking use. Existing Parking will be renovates and will serve retail, fitness, and other business uses at the building at 4901-4911 West Irving Park Road in a neighboring business district

NO. 17240 (46th WARD) ORDINANCE REFERRED (4-13-11)

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

NO. 17233 (47th WARD) ORDINANCE REFERRED (4-13-11)

Common Address: 4550 North Winchester Avenue

Applicant: Lycee François de Chicago

Owner: Chicago Title Land Trust Company Trustee u/t/a dated May 1, 2002 No. 1110819 (See application for full list of owners)

Attorney: Ted Novak

Change Request: Institutional Planned Development No. 60 to a B2-2 Neighborhood Mixed-Use District and then to Institutional Residential Business Planned Development 60, as amended

Purpose: To allow construction of a school facility
See Application for full plan development

NO. A-7700 (48th WARD) ORDINANCE REFERRED (4-13-11)

Common Address: 5001-19 North Sheridan Road

Applicant: Alderman Mary Ann Smith

Change Request: B1-5 Neighborhood Shopping District to RS-3 Residential Single Unit (Detached House) District