

Summary of a Meeting
Committee on Zoning, Landmarks and Building Standards
May 26, 2011

NO. MA-118 (Mayoral Application) ORDINANCE REFERRED (5-18-11)

To appoint Rahm Emanuel as a member of the Public Building Commission for a term effective immediately and expiring September 30, 2011 to complete the unexpired term of Richard M. Daley

NO. MA-119 (Mayoral Application) ORDINANCE REFERRED (5-18-11)

To appoint Michael Merchant as Commissioner of Buildings

NO. MA-120 (Mayoral Application) ORDINANCE REFERRED (5-18-11)

To appoint Juan Rangel as a member of the Public Building Commission for a term effective immediately and expiring September 30, 2014 to complete the unexpired term of Adela M. Cepeda

NO. A-7685 (1ST WARD) ORDINANCE REFERRED (3-9-11)

Common Address: 1658 North Leavitt 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 bring this lot into conformity with the surrounding zoning

NO. 17204 (1ST WARD) ORDINANCE REFERRED (2-9-11)

Common Address: 819-823 North Ashland Avenue
Applicant: Antonio Prieto
Owner: Antonio Prieto
Attorney: N/A
Change Request: B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: New 5 Story building with offices and 10 dwelling units above. 18 Parking Spaces

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NO. 17231 (1ST WARD) ORDINANCE REFERRED (3-9-11)

PASS AS AMENDED

Common Address: 2622-24 West Armitage
Applicant: 2704 W Armitage LLC (Waleria Rybska)
Owner: 2704 W Armitage LLC (Waleria Rybska)
Attorney: Paul A Kolpak
Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District
Purpose: The proposed use of this property is a building with 6 residential units with 2 store front and 6 parking spaces. The approximate sq. ft. of commercial space is 3000 sq. ft. The building will have a height of 45'-10"

NO. 17232 (1ST WARD) ORDINANCE REFERRED (3-9-11)

PASS AS AMENDED

Common Address: 2704 West Armitage
Applicant: 2704 W Armitage LLC (Waleria Rybska)
Owner: 2704 W Armitage LLC (Waleria Rybska)
Attorney: Paul A Kolpak
Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District
Purpose: The proposed use of this property is a one story building with 2 residential units and 1 store front. There will be 2 parking spaces and approximately 1500 sq. ft. of commercial space. Building Height of 42'-10

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

PASS AS AMENDED

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. 16998 (8TH WARD) ORDINANCE REFERRED (12-16-09)

PASS AS AMENDED

Common Address: 8561 South Chicago Avenue
Applicant: Nigerian Islamic Association (See application for full list of LLC partners or owners)
Owner: Nigerian Islamic Association (See application for full list of LLC partners or owners)
Attorney: Law Offices of Samuel V.P. Banks
Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District
Purpose: The existing 1 and 2 story brick building shall remain. The reason for this rezoning is to permit the renovation and expansion of the second story of the building in the rear. Upon completion the newly renovated 2 story brick building will contain a community center and serve as a religious assembly

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-7695 (16th WARD) ORDINANCE REFERRED (4-13-11)

PASS AS AMENDED

Common Address: 59th-60th Halsted Street
Applicant: Alderman JoAnn Thompson
Change Request: Business Planned Development No 978 to B3-2 Community Shopping District

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

WITHDRAWN

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. 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)

PASS AS AMENDED

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. 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. 17197 (32nd WARD) ORDINANCE REFERRED (1-13-11)

PASS AS AMENDED AND REVISED

Common Address: 1321-1345 West Belmont Avenue
Applicant: MedProperties LLC (Paul Kopecki, James Kearney, Matthew Campell [indirectly])
Owner: Renal Investment Properties LLC
Attorney: Patrick D. Thompson
Change Request: M1-1 Limited Manufacturing/ Business Park District and B3-2 Community Shopping District to B3-2 Community Shopping District and then to a Business Planned Development
Purpose: To permit the development of the property with commercial and retail uses, including a medical office. Approximately 52,000 square feet. The building height will not exceed 50 feet. On site accessory parking will be included.

NO. 17206 (32nd WARD) ORDINANCE REFERRED (2-9-11)

PASS AS AMENDED

Common Address: 2113 West Armitage Avenue
Applicant: 2113 W Armitage LLC (George Bahramis)
Owner: 2113 W Armitage LLC (George Bahramis)
Attorney: Law Offices of Samuel V.P. Banks
Change Request: RT4 Residential Two-Flat, Townhouse Multi-Unit District to B2-2 Neighborhood Mixed-Use District
Purpose: The existing 3-story building containing two dwelling units (one dwelling unit located on the second floor and one dwelling unit located on the third floor) shall remain. The reason for the zoning amendment is to a). permit the location and establishment of retail uses with in the first floor of the of the existing building b). replacement of the rear porch and c). construction of a two-car garage

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. 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. 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)

PASS AS AMENDED

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. 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

The following signs were heard by the Committee on Zoning, Landmarks and Buildings on 5/26/11

Large Signs over 100 sq.ft. in diameter, 24 ft above grade
18 Signs Passed, 2 Withdrawn