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Meeting Of The Committee on Zoning, Landmarks and Building Standards

Thursday, June 9, 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, Landmarks and Buildings at 312-744-6845

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

Items on this Agenda
Appear in
Reverse Numerical Order
According to Ward

NO. 17265 (47th WARD) ORDINANCE REFERRED (5-4-11)

Common Address: 2601-2633 West Addison

Applicant: Colin Bryar

Owner: State Farm Mutual Automobile Insurance Company

Attorney: Lawrence Lusk

Change Request: M1-1 Limited Manufacturing/ Business Park District to C2-2 Motor-Vehicle Related Commercial District

Purpose: Two-story commercial building, approximately 15,000 square feet with 83 exterior parking spaces to be developed as a day care center

NO. 17266 (47th WARD) ORDINANCE REFERRED (5-4-11)

Common Address: 3246-3360 North Campbell; 2500-2546 West Melrose; 3237-3433 North Rockwell

Applicant: DeVry Inc.

Owner: DeVry Inc.

Attorney: Endy Zemenides

Change Request: M1-1 Limited Manufacturing/ Business Park District to Institutional Planned Development

Purpose: a three building campus for DeVry University, with potentially up to 169,800 square feet and 973 parking spaces. The only new structure that is now part of this planned development will be 41' high. The other structures are existing and if remodeled or rebuilt will conform with underlying zoning

NO. 17253 (44th WARD) ORDINANCE REFERRED (5-4-11)

Common Address: 1120 West Wolfram

Applicant: Marianne Kwiatkowski and Glenn Scumacher

Owner: Marianne Kwiatkowski and Glenn Scumacher

Attorney: Thomas Moore

Change Request: RM-4.5 Residential Multi-Unit District to RS-3 Residential Single Unit (Detached House) District

Purpose: Promised Alderman and Community that they would downzone after obtaining permit to bring building into compliance as a three flat

NO. 17256 (41st WARD) ORDINANCE REFERRED (5-4-11)

Common Address: 6566 North Northwest Highway

Applicant: Joseph and Janette Swiatek

Owner: Joseph and Janette Swiatek

Attorney: Paul Kolpak

Change Request: RS-3 Residential Single Unit (Detached House) District to RT4.5 Residential Two-Flat, Townhouse Multi-Unit District

Purpose: A 6 unit residential building with 6 parking spaces and a building height of 36 feet. There will be no commercial space

NO. 17263 (40th WARD) ORDINANCE REFERRED (5-4-11)

Common Address: 2840 West Foster

Applicant: Alshore House Inc. (Herman Lazar; Debbie Lazar; Sam Brandman; and Rita Brandman)

Owner: Alshore House Inc. (Herman Lazar; Debbie Lazar; Sam Brandman; and Rita Brandman)

Attorney: Silver Law Office (Warren Silver)

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

Purpose: The property use will remain as a skilled nursing home. The building and addition will remain one story at height, and the parking at the rear of the site will not change

NO. 17268 (37th WARD) ORDINANCE REFERRED (5-4-11)

Common Address: 4222 West Division

Applicant: T & B Ventures LLC (Stanly Boduch and Gary Treinkman)

Owner: T & B Ventures LLC (Stanly Boduch and Gary Treinkman)

Attorney: Dan Lauer

Change Request: C1-1 Neighborhood Commercial District to a B1-3 Neighborhood Shopping District and then to a Planned Development

Purpose: Rezoned in order to allow construction of a 6 story building containing a 90 Unit Veterans Housing Center with approximately 8,000 sq.ft health clinic. There will be 23 parking spaces and the building height will be 79.6 feet.

NO. 17252 (36th WARD) ORDINANCE REFERRED (5-4-11)

Common Address: 8216 West Addison Street

Applicant: Vito Lampignano

Owner: Vito Lampignano

Attorney: Law Offices of Samuel V.P. Banks

Change Request: RS-3 Residential Single Unit (Detached House) District to B2-1 Neighborhood Mixed-Use District

Purpose: the existing building shall remain. The reason for the zoning change is to permit the location and establishment of a retail business use (coffee shop) within the existing building

NO. 17257 (36th WARD) ORDINANCE REFERRED (5-4-11)

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. 17255 (33rd WARD) ORDINANCE REFERRED (5-4-11)

Common Address: 4040 North Kedzie Avenue

Applicant: Code 130 LLC (Bresler Reality and Thomas Lichter Revocable Trust)

Owner: Code 130 LLC (Bresler Reality and Thomas Lichter Revocable Trust)

Attorney: Paul Kolpak

Change Request: B3-1 Community Shopping District to C2-2 Motor-Vehicle Related Commercial District

Purpose: The proposed use is an existing four story commercial building with approx. 20,000 sq.ft. of commercial space which will remain and the proposed zoning will allow for on-site recreational vehicle storage. There will be no residential parking units. The existing building height is 45 feet and there are 25 parking spaces which will remain

NO. A-7708 (31st WARD) ORDINANCE REFERRED (5-4-11)

Common Address: 3170-74 North Milwaukee Avenue; 3180-84 North Milwaukee Avenue; 3192-96 North Milwaukee Avenue; 3198 North Milwaukee Avenue; 3901-09 West Belmont Avenue

Applicant: Alderman Ray Suarez

Change Request: C1-2 Neighborhood Commercial District and C1-3 Neighborhood Commercial District to B1-1 Neighborhood Shopping 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. 17251 (27th WARD) ORDINANCE REFERRED (5-4-11)

Common Address: 500 West Division

Applicant: Smart City LLC (Ihor Shvetsov)

Owner: Smart City LLC (Ihor Shvetsov)

Attorney: Law Offices of Samuel V.P. Banks

Change Request: RT4 Residential Two-Flat, Townhouse Multi-Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: In order to permit the construction of a new 4 story residential building containing 9 dwelling units and 9 on site interior parking spaces. The height of the proposed building is 49 feet 10 inches

NO. 17258 (27th WARD) ORDINANCE REFERRED (5-4-11)

Common Address: 518-540 West Division, 646-740 West Division, 537-569 West Scott, 1201-1231 North Larrabee, 1234-1348 North Larrabee, 1400-1448 North Clybourn

Applicant: Chicago Housing Authority

Owner: Chicago Housing Authority

Attorney: Scott Ammarell (General Counsel for Chicago Housing Authority)

Change Request: Planned Development No 5, as amended to Planned Development No 5, as amended

Purpose: To reduce the land area by approximately 3.6 acres to facilitate a commercial redevelopment of that 3.6 acre parcel. Under the CHA Plan for Transformation, redevelopment planning is in process, although a portion of the property may be used on an interim basis for commercial gardens and greenhouse uses

NO. 17259 (27th WARD) ORDINANCE REFERRED (5-4-11)

Common Address: 1200-1232 North Larrabee Street; 600-646 West Division Street

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

Owner: Chicago Housing Authority

Attorney: Danielle Meltzer Cassel

Change Request: Residential Planned Development No 5 to C3-3 Commercial Manufacturing and Employment District and then to a Business Planned Development

Purpose: The proposed use is an elevated Target Store. The project will provide a min of 360 parking spaces and have a maximum building area of 250,000 square feet. The buildings height will not exceed 65 feet

NO. 17267 (26th WARD) ORDINANCE REFERRED (5-4-11)

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. 17264 (24th WARD) ORDINANCE REFERRED (5-4-11)

Common Address: 3600-3664; 3601-3665; 3700-3736; 3701-3719 West Fillmore Street; 1012-1024; 1100-1106; 1106-1112 South Central Park Avenue; 1013-1027 South Independence Boulevard

Applicant: Uhlich Children's Advantage Network

Owner: Independence Fillmore LLC

Attorney: Carol D. Stubblefield

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District and B2-3 Neighborhood Mixed-Use District and Residential- Business Planned Development No 535 to Residential- Business Planned Development No 535, as amended

Purpose: The property use will remain as a skilled nursing home. The building and addition will remain one story at height, and the parking at the rear of the site will not change

NO. A-7705 (20th WARD) ORDINANCE REFERRED (5-4-11)

Common Address: East 63rd Street; South Ellis Avenue; South Ingleside Avenue

Applicant: Alderman Willie Cochran

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

Purpose: To allow construction of a school

NO. A-7706 (20th WARD) ORDINANCE REFERRED (5-4-11)

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. 17254 (20th WARD) ORDINANCE REFERRED (5-4-11)

Common Address: 6463 South Kimbark

Applicant: Suburban Bank and Trust Co. known as trust # 74-4260

Owner: Suburban Bank and Trust Co. known as trust # 74-4260

Attorney: Law Offices of Samuel V.P. Banks

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

Purpose: In order to permit the construction of a new 4 story residential building containing 12 dwelling units and on-site parking for 12 cars, the onsite parking will consist of (2) three car garages and six outdoor parking spaces. The height of the proposed building is 47 feet

NO. 17260 (16th WARD) ORDINANCE REFERRED (5-4-11)

Common Address: 5644 South Oakley Avenue

Applicant: Dr. Jovita Anyanwu

Owner: Dr. Jovita Anyanwu

Attorney: Logik Legal LLC

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

Purpose: Convert existing vacant commercial building formally used as an adult day care facility to a medical office. There are no dwelling units. There will be 7 parking spaces with 1 handicap accessible. The existing building is 5500 SF, 1 ½ story high. There will be no change to the foot print or height

NO. 17262 (2nd WARD) ORDINANCE REFERRED (5-4-11)

Common Address: 2500-58 and 2501-59 South Michigan Avenue; 43-237 East 25th Street; and 44-236 East 26th Street

Applicant: Mercy Hospital and Medical Center

Owner: Mercy Hospital and Medical Center

Attorney: John George/ Chris Leach

Change Request: Residential- Business Planned Development No. 26 to Residential- Business Planned Development No. 26, as amended

Purpose: Hospital with a max height of 200 feet with a min of 798 parking spaces

NO. A-7704 (1st WARD) ORDINANCE REFERRED (5-4-11)

Common Address: 1540-42 North Western Avenue

Applicant: Alderman Proco Joe Moreno

Change Request: C1-2 Neighborhood Commercial District to C2-2 Motor-Vehicle Related Commercial District

Purpose: To allow the establishment of an electric car facility

NO. 17261 (1st WARD) ORDINANCE REFERRED (5-4-11)

Common Address: 650 North Oakley Ave

Applicant: Krzysztof Doliwa

Owner: Krzysztof Doliwa

Attorney: Law Offices of Samuel V.P. Banks

Change Request: RS-3 Residential Single Unit (Detached House) District to RM-4.5 Residential Multi-Unit District

Purpose: The existing building shall be razed. To permit the construction of a new 3 story residential building, containing 3 dwelling units and a masonry garage containing 3 parking spaces the proposed height of the building is 35 feet