

Meeting
Of The
Committee on Zoning,
Landmarks & Building Standards

Tuesday, July 12, 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 & Building Standards at 312.744.6845

Items on this Agenda
Appear in
Numerical Order
According to Ward

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NO. TAD-458 (1st and 44th WARDS) ORDINANCE REFERRED (6-8-11)
DOCUMENT # O2011-4512

To amend Title 17 Section 17-3-0207 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, by adding and deleting language in regards to Work Live Units

NO. A-7709 (1st WARD) ORDINANCE REFERRED (5-18-11)
DOCUMENT # O2011-4362

Common Address: 2260-84 North Milwaukee Avenue

Applicant: Alderman Proco Joe Moreno

Change Request: C1-1 Neighborhood Commercial District to M1-1 Limited Manufacturing/ Business Park 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-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. A-7712 (1st WARD) ORDINANCE REFERRED (6-8-11)
DOCUMENT # O2011-5107

Common Address: 800-12 North North Western

Applicant: Alderman Proco Joe Moreno

Change Request: B3-2 Community Shopping District to M1-1 Limited Manufacturing/ Business Park 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-7713 (9th WARD) ORDINANCE REFERRED (6-8-11)
DOCUMENT # O2011-5102

Common Address: 437 East 103rd Street
Applicant: Alderman Anthony Beale
Change Request: B1-2 Neighborhood Shopping District to RS-1 Residential Single Unit (Detached House)
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-7714 (9th WARD) ORDINANCE REFERRED (6-8-11)
DOCUMENT # O2011-5089

Common Address: 408 East 103rd Street
Applicant: Alderman Anthony Beale
Change Request: B3-1 Community Shopping District to RS-1 Residential Single Unit (Detached House)
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-7715 (9th WARD) ORDINANCE REFERRED (6-8-11)
DOCUMENT # O2011-5085

Common Address: 300 East 103rd Street
Applicant: Alderman Anthony Beale
Change Request: B1-2 Neighborhood Shopping District to RS-1 Residential Single Unit (Detached House)
Purpose: A land use planning measure to assure the surrounding property owners that the use of land will be suitable to the community.

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. 17281 (17th WARD) ORDINANCE REFERRED (6-8-11)
DOCUMENT # O2011-4466

Common Address: 7706-08 South Lowe Avenue

Applicant: State Bank of Illinois, an Illinois chartered bank

Owner: State Bank of Illinois, an Illinois chartered bank

Attorney: Colleen M. Healy/ Clingen Callow & McLean, LLC

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

Purpose: The property was acquired from a previous owner through a foreclosure transaction. The property was previously developed as a 7 unit multi family residential building and is currently zoned RS-3 Residential Single Unit (Detached House) District. The previous owner did not apply for proper zoning . the applicant requests the zoning of the property be amended to correlate to the number of the units of the property, and legalize the 7th apartment

NO. 17270 (22ND WARD) ORDINANCE REFERRED (5-18-11)
DOCUMENT # O2011-4328

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. 17271 (24TH WARD) ORDINANCE REFERRED (5-18-11)
DOCUMENT # O2011-4329

Common Address: 2047 West Moffat

Applicant: Abel and Tereza Hernandez and Sandra Ruiz

Owner: Abel and Tereza Hernandez and Sandra Ruiz

Attorney: Seth A. Kaplan

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

Purpose: Two Dwelling Units; existing 2-car garage will remain. No commercial space. New height will be at/ under 30 feet which is the maximum allowable

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. 17288 (24th WARD) ORDINANCE REFERRED (6-8-11)
DOCUMENT # O2011-5141

Common Address: 5117 West Lexington St.; 735 South Laramie Avenue

Applicant: Poulos Construction Company (Spero Poulos)

Owner: Irene and Andrew Poulos

Attorney: Kenneth Theisen

Change Request: M1-2 Limited Manufacturing/ Business Park District and RS-3 Residential Single Unit (Detached House) District to C2-1 Motor Vehicle- Related Commercial District

Purpose: Burned out vacant building on 5117 Lexinton will be demolished and turned into parking lot with 13 parking spaces. It will serve the construction office and storage yard located 735 S Laramie

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. TAD-454 (25th WARD) ORDINANCE REFERRED (5-18-11)

DOCUMENT # O2011-4344

To amend Title 17 Section 17-13-0107 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, by adding and deleting language in regards to Public Notice Requirements

NO. TAD-457 (25th WARD) ORDINANCE REFERRED (6-8-11)

DOCUMENT # O2011-4545

To amend Title 17 Section 17-6-0403 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, by adding and deleting language in regards to Work Live Units in Planned Manufacturing District No. 11

NO. A-7717 (26th WARD) ORDINANCE REFERRED (6-8-11)

DOCUMENT # O2011-4550

Common Address: 3340-3356 West North Avenue

Applicant: Alderman Roberto Maldonado

Change Request: B3-2 Community Shopping District to B1-1 Neighborhood Shopping District

NO. A-7718 (26th WARD) ORDINANCE REFERRED (6-8-11)

DOCUMENT # O2011-4548

Common Address: 3400-10 West North Avenue

Applicant: Alderman Roberto Maldonado

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

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. 17275 (36th WARD) ORDINANCE REFERRED (6-8-11)

DOCUMENT # O2011-4460

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. A-7711 (43rd WARD) ORDINANCE REFERRED (5-18-11)

DOCUMENT # O2011-4370

Common Address: 550 West Webster Avenue; 2159 North Lincoln Avenue; 551 West Webster Avenue; 555 West Webster Avenue

Applicant: Alderman Michele Smith

Change Request: Residential- Business Planned Development No. 84, as amended, to RM-5 Residential Multi-Unit 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. 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. 17284 (45th WARD) ORDINANCE REFERRED (6-8-11)

DOCUMENT # O2011-5137

Common Address: 4849 North Lipps Avenue

Applicant: Parkway Bank and Trust Co. # 13487 Chrisoula Kozonis

Owner: Parkway Bank and Trust Co. # 13487 Chrisoula Kozonis

Attorney: Endy Zemenides

Change Request: M1-1 Limited Manufacturing/ Business Park District to B3-5 Community Shopping District

Purpose: 6 story building with ground floor retail. 68'-2" tall 118,020.2 sq.ft. parking garage with 10,914 sq.ft of retail, 299 parking spaces, 2 indoor loading berths and 28 parking spots

NO. 17286 (45th 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.