

Deferred Agenda
Committee on Zoning, Landmarks, and Building Standards
May 26, 2011

NO. 17197 (32nd WARD) ORDINANCE REFERRED (1-13-11)

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.

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

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. 17089 (20th WARD) ORDINANCE REFERRED (6-30-10)

Common Address: 6553 South Kimbark Avenue

Applicant: Terriapin Investment LLC (David Fleishman, Robert Schuberth, Gerard Hall, Conrad Shcuberth)

Owner: Terriapin Investment LLC (David Fleishman, Robert Schuberth, Gerard Hall, Conrad Shcuberth)

Attorney: Law Office of Mark J. Kupiec & Assoc.

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

Purpose: To build a 16 unit residential building. Building will be built within the maximum allowable building height and required parking

NO. 16998 (8th WARD) ORDINANCE REFERRED (12-16-09)

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 compleationd the newly renovated 2 story brick building will contain a community center and serve as a religious assembly

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

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

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)

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