

Meeting Of The Committee on Zoning Landmark & Building Standards

TUESDAY, NOVEMBER 15, 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

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

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

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NO. TAD-476 (33rd WARD) ORDINANCE REFERRED (10-5-11)
DOCUMENT # O2011-8058

To amend Chapters 13 and 17 of the Municipal Code of Chicago, by adding and deleting language in regards to ***nonconforming signs***

NO. TAD-475 (1st WARD) ORDINANCE REFERRED (10-5-11)
DOCUMENT # O2011-7173

To amend Title 17 Section 17-3-0207 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to ***reclassifying the use standards for Amusement Arcades***

NO. A-7760 (48th WARD) ORDINANCE REFERRED (10-5-11)
DOCUMENT # O2011-8125

Common Address: 6025 N Clark Street

Applicant: Alderman Harry Osterman

Change Request: C2-2 Motor Vehicle Related Commercial District to B2-2
Neighborhood Mixed Use District

NO. A-7758 (40th WARD) ORDINANCE REFERRED (10-5-11)
DOCUMENT # O2011-8115

Common Address: 5400-20 North Damen

Applicant: Alderman Patrick J. O'Connor

Change Request: M1-2 Limited Manufacturing/ Business Park District to M2-2
Light Industry District

NO. A-7759 (40th WARD) ORDINANCE REFERRED (10-5-11)
DOCUMENT # O2011-8116

Common Address: 5410 North Damen

Applicant: Alderman Patrick J. O'Connor

Change Request: M1-2 Limited Manufacturing/ Business Park District to M2-2
Light Industry District

NO. A-7756 (3rd WARD) ORDINANCE REFERRED (10-5-11)
DOCUMENT # O2011-8119

Common Address: 1920-28 South Michigan Avenue

Applicant: Alderman Pat Dowell

Change Request: DX-5 Downtown Mixed-Use District to DR5 Downtown
Residential District

NO. 17355 (50th WARD) ORDINANCE REFERRED (10-5-11)
DOCUMENT # O2011-8032

Common Address: 6526 North Francisco Ave

Applicant: Dritam Ruci

Owner: Dritam Ruci

Attorney: Paul Kolpak

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: The proposed use is to construct a 4 dwelling unit masonry residential building with four parking spaces. The building height will be 40'6" and there will be no commercial space

NO. 17356 (47th WARD) ORDINANCE REFERRED (10-5-11)
DOCUMENT # O2011-8033

Common Address: 4900 North Western Avenue

Applicant: Gus and Maria Danos

Owner: Gus and Maria Danos

Attorney: George Lattas

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-1 Neighborhood Shopping District

Purpose: No New external construction. Building will remain as is with commercial storefront. There are no dwelling units, approximately 6000 sq.ft. of commercial space and approximately 10 parking spaces

NO. 17354 (43rd WARD) ORDINANCE REFERRED (10-5-11)
DOCUMENT # O2011-8031

Common Address: 2036-40 North Clark Street ; 2035-2039 North Orleans Street

Applicant: BRB Development LLC (See application for list of LLC members)

Owner: PNC Bank National Association (See application for list of LLC members)

Attorney: John George/ Richard Toth

Change Request: B1-3 Neighborhood Shopping District to B3-5 Community Shopping District

Purpose: A self storage facility will be established in the existing building to which an additional story will be added (total height approx 47') Indoor Accessory parking

NO. 17359 (38th WARD) ORDINANCE REFERRED (10-5-11)
DOCUMENT # O2011-8036

Common Address: 5219 West Addison St

Applicant: Blanca Marban

Owner: Blanca Marban

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: One story addition to the front elevation of the existing building to be used as a retail/ beauty shop and one dwelling unit; approximately 360 square feet of commercial space

NO. 17352 (27th WARD) ORDINANCE REFERRED (10-5-11)
DOCUMENT # O2011-8028

Common Address: 1241-49 West Fulton Market St. 225-235 North Elizabeth Street

Applicant: Latin Rhythms Dance Ltd. (Marisol Solis; Maricza Valentin, Kurt Krueger)

Owner: Kurt Krueger

Attorney: Rolando Acosta

Change Request: M2-3 Light Industry District to C3-3 Commercial, Manufacturing and Employment District

Purpose: One story building containing an approximately 13,000 sq.ft. building to be used for a dance studio and related uses including office, a food service and accessory liquor sales. Parking will be provided

NO. 17353 (26th WARD) ORDINANCE REFERRED (10-5-11)
DOCUMENT # O2011-8030

Common Address: 855 North Francisco

Applicant: Irving Weinberger

Owner: See Application for full list of owners

Attorney: Dean Maragos

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To build a 3 unit residential building with 3 parking spaces in the rear. No Commercial Space. The height of the building to be 41'7

NO. 17357 (26th WARD) ORDINANCE REFERRED (10-5-11)
DOCUMENT # O2011-8034

Common Address: 3527-3533 West North Avenue

Applicant: La Casa Norte

Owner: La Casa Norte

Attorney: Danielle Cassel

Change Request: B3-1 Community Shopping District to B3-5 Community Shopping District

Purpose: To facilitate demolition of existing buildings and construction of proposed mixed use development to include affordable residential housing and multi unit purpose community center

NO. 17358 (24th WARD) ORDINANCE REFERRED (10-5-11)
DOCUMENT # O2011-8035

Common Address: 4061-4067 W Fifth Avenue; 701-11 S Karlov; 4054-56 W Lexington

Applicant: Christopher Georgiades

Owner: Christopher Georgiades

Attorney: Mr. Milan Trifovich

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-1 Neighborhood Shopping District

Purpose: Existing 3 story building. No Parking 25 existing dwelling units. B1-1 Neighborhood Shopping District will allow grocery store, no alcohol sold

NO. 17351 (1st WARD) ORDINANCE REFERRED (10-5-11)
DOCUMENT # O2011-8026

Common Address: 1601-15 West Division Street; 1148-56 North Ashland Avenue

Applicant: 1601 W Division LLC (See application for list of LLC members)

Owner: 1601 W Division LLC (See application for list of LLC members)

Attorney: Rolando Acosta

Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: an approximately 15 ft tall mixed use building containing a maximum of 75 residential units, approximately 15,000 sq.ft. of retail and or office space, a drive thru facility 15 parking spaces and one loading

**Deferred Agenda
Committee on Zoning,
Landmarks & Building Standards
November 15, 2011**

**No. MA-132 (Mayoral Application) ORDINANCE REFERRED (10/5/2011)
Document # A2011-138**

To appoint Olga Camargo as a member of the Chicago Plan Commission for a term effective immediately and expiring January 25, 2014, to succeed Gracia M. Shiffrin, whose term has expired.

**No. A-7740 (Ward 39) ORDINANC REFERRED (10/5/2011)
Document # O2011-6632**

Common Address: Section 1: 4625-4655 N Pulaski Rd (east side)
Section 2: 4600-4704 N Pulaski Rd (west side)

Applicant: Alderman Margaret Laurino

Change Request: Section 1: Institutional Planned Development No. 831 to B3-1 Neighborhood Shopping District

Section 2: Institutional Planned Development No. 831, as amended

Purpose: To remove a parcel of land located at the northeast corner of West Leland and North Pulaski Road , as described in Section 1.

**No. 17034 (Ward 2) ORDINANC REFERRED (3/10/2010)
Document # PO2010-977**

Common Address: 2321-2359 W Madison St; 1-39 S Western Ave; 2330-2356 W Monroe

Applicant: JD Real Estate, Inc.

Owner: City of Chicago

Attorney: Endy Zemenides

Change Request: (substitute) B3-3 Community Shopping District and RM5 Residential Multi-Unit District Symbols to B3-3

Purpose: To establish a community shopping center anchored by a Pete's Fresh Market

No. 17296 (Ward 44) ORDINANC REFERRED (7/6/2011)

Document # O2011-5459

Common Address: 3236-3318 N Ashland Ave; 3237-3263 N Lincoln; 1600-1624 W School; and 3301-3319 N Marshfield

Applicant: Lincoln & Belmont LLC (See application for list of LLC members)

Owner: The commercial portion of the property is owned by the applicant. The residential portion is owned by the association and unit owners whom are identified in the application. Please see application for complete list.

Attorney: Bernard Citron / Jessica Schramm of Thomas Coburn LLP

Change Request: Business Residential Planned Development #559 to Business Residential Planned Development #559, as amended

Purpose: The applicant proposes an expansion of 2,238 sq.ft. to the existing Powerhouse Gym and the removal of two commercial loading dock in order to construct a new pool area.

No. 17304 (Ward 9) ORDINANC REFERRED (7/6/2011)

Document # O2011-5467

Common Address: E 131st St and S Ellis Ave, see application for exhibit A and B

Applicant: Chicago Housing Authority

Owner: Chicago Housing Authority

Attorney: Hoogendoorn & Talbot LLP

Change Request: RS1 Residential Single-Unit (Detached House) District to Planned Development and B3-2

Purpose: See exhibit C and D in application.

No. 17186 (Ward 9) ORDINANC REFERRED (1/13/2011)

Document # O2011-610

Common Address: 25-45 East 115th St

Applicant: Crown Roseland LLC, and Crown Commercial Real Estate and Development, Inc.

Owner: Crown Roseland LLC, and Crown Commercial Real Estate and Development, Inc.

Attorney: James V. Inendino, Esq.

Change Request: B3-1 Community Shopping District to Commercial Planned Development

Purpose: To allow the construction of a shopping center with a grocery store and other retail uses.

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PERMIT FEE WAIVERS FOR HISTORICAL LANDMARKS

DOC# Or2011-1048 (42nd WARD) ORDER REFERRED (11-2-11)

Waiver of Building Permit Fees for the property located at 919 N Dearborn Street

DOC# Or2011-1049 (32nd WARD) ORDER REFERRED (11-2-11)

Waiver of Building Permit Fees for the property located at 2258 W Iowa Street

DOC# Or2011-1064 (2nd WARD) ORDER REFERRED (11-2-11)

Waiver of Building Permit Fees for the property located at 3207 S Calumet Avenue

LARGE SIGNS OVER 100 SQ.FT. IN DIAMETER, 24 FT ABOVE GRADE

Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Sign Company</u>
Or2011-1035	47	4450 N Clark	Flashtric, Inc.
Or2011-1038	47	3740 N Lincoln Ave	Neon Art Sign Co.
Or2011-1051	39	3244 W Foster	Neon Art Sign Co.
O2011-8816	33	3202 W Irving Park Rd	Doyle Signs, Inc
Or2011-1046	31	2622 N Pulaski Rd	KGD Enterprises
Or2011-1031	28	4247 W Madison St.	Chi Town Signs
Or2011-1066	25	2404 S Wolcott Ave	Landmark Sign Group
Or2011-1034	12	4520 S Damen	Grate Signs, Inc.