

Summary of the Committee on Zoning, Landmarks & Building Standards

Meeting of June 11, 2013

To be Reported out June 26, 2013

NO. A-7909 (50th WARD) ORDINANCE REFERRED (5/8/13)
DOCUMENT # O2013-3455

Common Address: 6526 North Francisco Avenue
Applicant: Alderman Debra Silverstein
Change Request: RM4.5 Residential Multi-Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

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NO. A-7885 (39th WARD) ORDINANCE REFERRED (3/13/13)
DOCUMENT # O2013-1651

Common Address: 4248-68 West Montrose Avenue 4257-4301 West Montrose Avenue
Applicant: Alderman Margaret Laurino
Change Request: B3-1 Community Shopping District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

NO. A-7896 (32nd WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2748

PASS AS AMENDED AND REVISED

Common Address: 1858-1960 West Fullerton Avenue
Applicant: Alderman Scott Waguespack
Change Request: M3-3 Heavy Industry District and C1-3 Neighborhood Commercial District to C3-3 Commercial, Manufacturing and Employment District

NO. A-7907 (31st WARD) ORDINANCE REFERRED (5/8/13)
DOCUMENT # O2013-3451

Common Address: 5000-58 West Diversey Avenue
Applicant: Alderman Ray Suarez
Change Request: RS3 Residential Single-Unit (Detached House) District, RT4 Residential Two-Flat, Townhouse and Multi-Unit District, B3-1 Community Shopping District, and B1-1 Neighborhood Shopping District to B1-1 Neighborhood Shopping District

NO. A-7906 (23rd WARD) ORDINANCE REFERRED (5/8/13)
DOCUMENT # O2013-3448

Common Address: 4222-24 West 63rd Street
Applicant: Alderman Michael Zalewski
Change Request: B1-1 Neighborhood Shopping District to RS-2 Residential Single-Unit (Detached House)

NO. A-7905 (11th WARD) ORDINANCE REFERRED (5/8/13)
DOCUMENT # O2013-3447

Common Address: 2622 South Green Street
Applicant: Alderman James Balcer
Change Request: M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-7904 (10th WARD) ORDINANCE REFERRED (5/8/13)
DOCUMENT # O2013-3446

Common Address: 3435-3829 East 87th Street
Applicant: Alderman John Pope
Change Request: Manufacturing Planned Development No. 759 to M3-3 Heavy Industry District

NO. A-7902 (1st WARD) ORDINANCE REFERRED (5/8/13)
DOCUMENT # O2013-3440

Common Address: 2219 West North Avenue; 2223 West North Avenue; 1549 North Bell Avenue
Applicant: Alderman Proco Joe Moreno
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-2 Community Shopping District

NO. 17733 (47th WARD) ORDINANCE REFERRED (5/8/13)
DOCUMENT # O2013-3330

Common Address: 3952-56 North Ashland Avenue/ 1611 West Irving Park Road
Applicant: JDB Properties (Dragana Radosavljevic, John Nannini, Robert Nannini)
Owner: JDB Properties (Dragana Radosavljevic, John Nannini, Robert Nannini)
Attorney: Law Offices of Mark J Kupiec & Assoc
Change Request: C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District
Purpose: New four story mixed use building; approximately 1,750 SF of commercial space on the ground floor; nine (9) dwelling units on upper floors; 9 parking spaces; height: 48'

NO. 17744 (45th WARD) ORDINANCE REFERRED (5/8/13)
DOCUMENT # O2013-3345

Common Address: 5712-5718 West Lawrence Ave

Applicant: The Amalio Gutierrez and Margarita Gutierrez Trust (See application for list of LLC members)

Owner: The Amalio Gutierrez and Margarita Gutierrez Trust (See application for list of LLC members)

Attorney: Warren Silver

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-1.5 Neighborhood Mixed-Use District

Purpose: One existing two-story building containing 5 dwelling units. 5 parking spaces, with approximately 2115 square feet of commercial space: and the building will remain approximately 22 feet tall

NO. 17737 (44th WARD) ORDINANCE REFERRED (5/8/13)
DOCUMENT # O2013-3334

Type 1 Application

Common Address: 3141 North Sheffield Avenue

Applicant: Fletcher Lofts LLC (See application for list of LLC members)

Owner: Fletcher Lofts LLC (See application for list of LLC members)

Attorney: Jack Parino/ Jessica Schramm of Thompson Coburn

Change Request: B3-2 Community Shopping District to B2-5 Neighborhood Mixed Use District

Purpose: The Applicant proposes to reuse and rehabilitate the existing 5-story building as a mixed use building consisting of commercial space and residential units on the ground floor and residential units on the 2nd through 5th floors with exercise room, roof deck access and 4 sundecks on roof. In total, the redevelopment proposes 80 residential dwelling units with 35 on-site parking spaces (and 5 off-site parking spaces)

NO. 17734 (30th WARD) ORDINANCE REFERRED (5-8-13)
DOCUMENT # O2013-3331

Common Address: 3359 North Ridgeway Avenue

Applicant: 33 Ridgeway Inc. (Tetyana Lobas)

Owner: 33 Ridgeway Inc. (Tetyana Lobas)

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: two dwelling unit townhouse building, 2 parking spaces; height: 35

NO. 17738 (30th WARD) ORDINANCE REFERRED (5-8-13)
DOCUMENT # O2013-3339

Common Address: 5732 West Belmont Avenue

Applicant: Sara Johns

Owner: Tadeusz Korzuchowski

Attorney: Hector Morales

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

Purpose: Property will remain the same. There will be no change to current parking, space, square footage, or building height. No dwelling units. Change zoning to then seek variance for psychic boutique / readings from current use of botanica, which will remain after rezoning, if approved.

NO. 17442 (27th WARD) ORDINANCE REFERRED (3-14-12)
DOCUMENT # O2012-1311

PASS AS REVISED

Common Address: 312 North Carpenter Street

Applicant: Birdland Properties LLC (James Lustman, Bachee Patel, and Thomas Casper)

Owner: Birdland Properties LLC (James Lustman, Bachee Patel, and Thomas Casper)

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: M2-3 Light Industry District to C1-3 Neighborhood Commercial District

Purpose: Existing building with commercial (retail/ office- approximately 7360 sq.ft.) on the ground floor and 5 dwelling units above; existing height; required parking

NO. 17726 (23rd WARD) ORDINANCE REFERRED (5/8/13)
DOCUMENT # O2013-3325

Common Address: 3643-55 West 63rd Street

Applicant: Fairfield Services Inc (Louis Cano)

Owner: Fairfield Services Inc (Louis Cano)

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: Motor vehicle repair and tire shop within existing building; approximately 2,700 square feet of commercial space; required parking (2 spaces per work bay; height: one story existing building, no change

NO. 17739 (12th WARD) ORDINANCE REFERRED (5/8/13)
DOCUMENT # O2013-3340

TYPE 1 APPLICATION

Common Address: 3401 South Hoyne
Applicant: Kasper Development LLC (Joseph Skiba)
Owner: Kasper Development LLC (Joseph Skiba)
Attorney: Paul Kolpak of Kolpak and Lerner
Change Request: M1-2 Limited Manufacturing/ Business Park District to RM-5 Multi Unit District
Purpose: Two residential town home buildings, one building with 7 town homes and the second building with 3 town homes. Each town home having a two car garage. The mean height will be 28 feet, the private yard requirement 230 feet and a total of floor area ratio 18,000 square feet.

NO. 17735 (6th WARD) ORDINANCE REFERRED (5/8/13)
DOCUMENT # O2013-3332

Common Address: 6601 South Lowe Street
Applicant: Unique Equity Property Investments LLC (Robert Allen)
Owner: Unique Equity Property Investments LLC (Robert Allen)
Attorney: Law Offices of Mark J Kupiec & Assoc
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-2 Neighborhood Mixed Use District
Purpose: Grocery store on the ground floor (approximately 2,900 SF of retail space); 2 dwelling units above; 2 parking spaces; proposed height: 2 story

NO. 17561 (1st WARD) ORDINANCE REFERRED (9-12-12)
DOCUMENT # O2012-5593

TYPE 1 APPLICATION
PASS AS AMENDED

Common Address: 1506-08 West Huron Street
Applicant: The Domain Group LLC (Rory Arthurs)
Owner: The Domain Group LLC (Rory Arthurs)
Attorney: Law Offices of Mark J Kupiec & Assoc
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District
Purpose: 8 dwelling unit residential building; will provide required parking; height 45'-4"