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# MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

**THURSDAY, DECEMBER 6, 2018 AT 10:00 AM**  
**COUNCIL CHAMBERS, 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 Amended Agenda  
Appear in Numerical Order  
According to Ward

**NO.A-8430 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT NO. O2018-8380**

**Common Address** 3940-3942 S Indiana Avenue

**Applicant** Alderman Pat Dowell

**Change Request** RM5 Residential Multi Unit District to POS-2 Parks and Open Space District

**NO.A-8434 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT NO. O2018-8394**

**Common Address** 2001 W Lake St

**Applicant** Alderman Walter Burnett

**Change Request** C1-2 Neighborhood Commercial District to a T Transportation District

**NO.A-8435 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT NO. O2018-8409**

**Common Address** 3215-3219 W Lawrence Ave; 4743 N Sawyer Ave

**Applicant** Alderman Deborah Mell

**Change Request** B3-5 Community Shopping District to B1-1 Neighborhood Shopping District

**NO.A-8436 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT NO. O2018-8406**

**Common Address** 3607-3611 N Mozart St

**Applicant** Alderman Deborah Mell

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

**NO.A-8437 (34<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT NO. O2018-8411**

**Common Address** 10857 S Halsted St

**Applicant** Alderman Carrie Austin

**Change Request** B3-1 Community Shopping District to RS3 Single Unit (Detached House) District

**NO. 19830-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #O2018-8017**

**Common Address:** 1749 W Chicago Ave

**Applicant:** SU Chaplin, Chicago LLC

**Owner:** SU Chaplin, Chicago LLC

**Attorney:** Bernard Citron

**Change Request:** B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** A 52.0 foot mixed-use building with five residential units on the upper floors and a sixth residential unit on the ground floor as well as a 1,337 square foot commercial/retail space on the ground floor. The proposed development will have three parking spaces. Applicant will seek variations to permit the proposed 52.0 foot building height and for the reduction of one parking space.

**NO. 19834-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8021**

**Common Address:** 2229 W Huron St

**Applicant:** Kelly N Huddle

**Owner:** Kelly N Huddle

**Attorney:** Stephen Patterson

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

**Purpose:** 3-story residential building with two (2) dwelling units, two (2) garage parking spaces, no commercial square footage and a zoning of height of 32' 6".

**NO. 19843-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8044**

**Common Address:** 1907 w Ohio Street

**Applicant:** 1907 Ohio LLC

**Owner:** 1907 Ohio LLC

**Attorney:** Ximena Castro

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

**Purpose:** This subject property contains 2,280 sq.ft. and is improved with a single family home. The Applicant proposes to rezone the property to demolish the existing building and construct a three-story residential building with two residential dwelling units and detached two car garage. The proposed height of the building will be 42 feet 2 inches

**NO. 19847 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8049**

**Common Address:** 2038 W Superior St

**Applicant:** 2038 W North Ave

**Owner:** 2038 W North Ave

**Attorney:** Law Offices of Samuel VP Banks

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

**Purpose:** The Applicant is seeking a zoning change to permit a second floor addition to the existing two-story, Single-family home. The proposed addition to the rear of the home will simply continue and maintain the height at the front of the existing building, which is 28-30 feet. One (1) surface parking space will be provided at the rear of the subject property.

**NO. 19853 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8056**

**Common Address:** 1516 W Ohio St

**Applicant:** 1516 OHIO LLC

**Owner:** 1516 OHIO LLC

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** B3-1 Community Shopping District to RM4.5 Residential Multi-Unit District

**Purpose:** To demolish the existing building and build a new 4 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; height 44'-H"

**NO. 19856 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8073**

**Common Address:** 2449 W Haddon Ave

**Applicant:** 2449 W Haddon LLC

**Owner:** Sandra Kay Hampton

**Attorney:** Law Office of Mark J Kupiec

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

**Purpose:** To demolish the existing building and build a new 3 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; height 38'

**NO. 19859-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-31-18)**

**DOCUMENT #02018-8079**

**Common Address:** 1962-66 N Milwaukee Ave

**Applicant:** 1966 N Milwaukee LLC

**Owner:** 1966 N Milwaukee LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B3-2 Community Shopping District and B3-5 Community Shopping District to B3-5 Community Shopping District

**Purpose:** The Applicant is seeking to amend the previously approved Type 1 Zoning Map Reclassification Application, in order to expand the site area, to include the parcel - immediately to the south, which will similarly allow for the lateral expansion of the proposed new building, pursuant to a modified set of architectural plans. The new proposal calls for the construction of a new five-story (with basement) building, which will contain retail/ commercial space - at grade level, and a total of twenty-eight (28) dwelling units - above. The subject property is located within 1,320 linear feet of the Milwaukee CTA (Train) Station, and - therefore, the Applicant intends to effectuate this proposal pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be off-street (onsite) parking - for six (6) vehicles, located at and within the rear of the site. The new proposed building will be masonry in construction and will measure 59 feet-2 inches in height.

**NO. 19860 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8083**

**Common Address:** 1949 W Race Ave

**Applicant:** Brian and Jessica Berumen

**Owner:** Brian and Jessica Berumen

**Attorney:** Law Offices of Samuel VP Banks

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

**Purpose:** The applicants are seeking to raze the existing building and to improve the property with a new three story single family residence

**NO. 19832-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8019**

**Common Address:** 2029 N Clybourn Ave

**Applicant:** Clybourn Center LLC  
**Owner:** Clybourn Center LLC  
**Attorney:** Thomas Moore  
**Change Request:** M1-2 Limited Manufacturing District to C1-2 Neighborhood Commercial District

**Purpose:** The applicant does not seek to change the use or function of the retail strip center after rezoning is completed for this property. The property will remain a 33230 sq. ft. 1-story building. 15.0' in height. With 15 commercial unites and 88 outdoor parking spaces.

**NO. 19841 (5<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8042**

**Common Address:** 2226 East 71<sup>st</sup> Street

**Applicant:** Ra'oof Saleem  
**Owner:** Ra'oof Saleem  
**Attorney:**

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

**Purpose:** The existing one story 2500 sq.ft. will become a small venue entertainment, performance theatre, meeting room, and banquet hall. No addition and no dwelling units. Off-street parking will be provided via a ZBA special use.

**NO. 19835 (8<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8022**

**Common Address:** 7934 S South Chicago Ave

**Applicant:** 7934 S Chicago LLC  
**Owner:** 7934 S Chicago LLC  
**Attorney:** Thomas Moore

**Change Request:** M1-2 Limited Manufacturing District to M3-2 Heavy Industry District

**Purpose:** The applicant will repurpose the building, 34.0' in height with approximately 44,353 sq. ft. of commercial space with 5 outdoor parking spaces, with 2 businesses housed under one roof All Construction Services, LLC will function as a construction and demolition debris sorting facility with full-sized truck scale under a Class V Recycling special use permit. Superior Windows and Doors, LLC will have an office space and warehouse showroom for the wholesale business. Office and conference space is planned for the mezzanine and second floor of the westernmost and easternmost wings of the building. There are no planned residential units. The applicant will seek relief for parking, if needed

**NO. 19837-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8026**

**Common Address:** 3200-3212 S Shields Ave, 335-345 W 32nd St and 3201-3213 S Stewart Ave

**Applicant:** M DiFoggio Investments LLC  
**Owner:** M DiFoggio Investments LLC  
**Attorney:** Richard Toth, Mara Georges  
**Change Request:** M1-2 Limited Manufacturing District to RM5 Residential Multi Unit District

**Purpose:** To allow a residential townhouse development with 12 dwelling units and 24 parking spaces. No commercial space. Approximately 31'-4" high building (zoning height).

**NO. 19851 (11<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8054**

**Common Address:** 3113 S Morgan St

**Applicant:** LaFave Enterprises, LLC  
**Owner:** Emil Hageline  
**Attorney:** Bridget O'Keefe

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

**Purpose:** The property is proposed to be used as a 1,684 s.f. veterinary clinic, which will be located in a 1,300 s.f. existing building with a proposed 384 s. f. new addition. Five parking spaces will be provided. There are no dwelling units. The height of the existing building is 12'4". The height of the addition is 18'8"

**NO. 19845 (12<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8046**

**Common Address:** 2817-19 W 25<sup>th</sup> St

**Applicant:** Cloud Property Management  
**Owner:** Cloud Property Management  
**Attorney:** Rolando Acosta

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM5 Residential Multi Unit District

**Purpose:** The subject property is currently improved with a three dwelling unit residential building and two parking spaces. The Applicant proposes rezone the property to convert from a three dwelling unit residential building to a four dwelling unit residential building. The existing two parking spaces will remain and there will be no additional parking.

**NO. 19861-T1 (12<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8104**

**Common Address:** 3211-3213 S Archer Ave

**Applicant:** Jimmy Hsu

**Owner:** Jimmy Hsu  
**Attorney:** Law Offices of Samuel VP Banks  
**Change Request:** B2-5 Neighborhood Mixed Use District to B2-5 Neighborhood Mixed Use District

**Purpose:** The Applicant is seeking to amend the previously approved Type 1 Zoning Change Application (No. 19502T1), in order to permit the construction of a new four-story (with basement) all residential building, pursuant to a modified set of architectural plans. The new proposed building will contain a total of thirty-four (34) dwelling units, between the 1<sup>st</sup> thru 4<sup>th</sup> Floors. There will be onsite parking for twenty-four (24) vehicles, located within the basement (Lower Level) of the new proposed building, with surface parking for an additional four (4) vehicles located at the rear of the building - for a total of twenty-eight (28) off-street vehicular parking spaces. The new proposed building will be masonry in construction and will measure 44 feet-6 inches in height.

**NO. 19855 (12<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8058**

**Common Address:** 3301-03 S Ashland Ave

**Applicant:** United Developments and Investments II LLC

**Owner:** 3301 Ashland LLC

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** RS3 Single Unit (Detached House) District to C1-1 Neighborhood Commercial District

**Purpose:** To demolish the existing building and build a new one story, commercial building with approximately 5,000 square feet of commercial retail / office space; 5 parking spaces height: 14 feet

**NO. 19848 (14<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8050**

**Common Address:** 5200-5204 S Mobile Ave

**Applicant:** Felix Bahena

**Owner:** Felix Bahena



**Attorney:** William Banks, Schain Banks

**Change Request:** RS2 Single-Unit (Detached House) District to RS3 Single Unit (Detached House) District

**Purpose:** To allow for the division of one zoning lot into two separate zoning lots. The existing single family home at 5200 South Mobile Avenue will remain. The home is 24 feet and contains a two car garage; the proposed single family home will be erected at 5204 South Mobile Avenue and will contain a three car garage.

**NO. 19854 (20<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8057**

**Common Address:** 6450-56 S Dorchester Ave

**Applicant:** 6450-56 S Dorchester LLC

**Owner:** 6450-56 S Dorchester LLC

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** RS2 Single-Unit (Detached House) District to RS3 Single Unit (Detached House) District

**Purpose:** To subdivide the property into 3 zoning lots and build 3 new single family houses (one house on each new zoning lot); each house will provide 2 parking spaces and each house will have a maximum height of 30 feet

**NO. 19844 (24<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8045**

**Common Address:** 2111-13 S Hamlin Ave

**Applicant:** Firehouse Community Arts Center

**Owner:** Firehouse Community Arts Center

**Attorney:** Rolando Acosta

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-2 Neighborhood Commercial District

**Purpose:** The subject property is currently improved with a two-story building used as a community center with no on-site parking. The Applicant proposes to rezone the property to authorize the use of a portion of the existing building for a catering kitchen, with no additional parking.

**NO. 19836-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8023**

**Common Address:** 3300 S Bell Ave

**Applicant:** Cloud Property Management

**Owner:** Cloud Property Management

**Attorney:** Thomas Moore

**Change Request:** RS3 Single Unit (Detached House) District to RM5 Residential Multi Unit District

**Purpose:** After rezoning, The building will remain a 2-story, 4 dwelling unit residence 25.0' in height with two parking spaces abutting the rear public access alley. The proposed changes include: the two first floor dwelling units will be duplexed with a finished basement space; an existing enclosed porch will be converted into bathroom and utility closet space on the first and second floors; the rear first floor unit will increase floor 1 to 2 bedrooms; the front second floor unit will increase from 2 to 3 bedrooms

**NO. 19857 (25<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8077**

**Common Address:** 216 W 22<sup>nd</sup> Place

**Applicant:** Kam Fung Limited

**Owner:** Gee How Oak Tin Association

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** RM-6.5 Residential Multi-Unit District to B3-5 Community Shopping District

**Purpose:** To obtain a new business license for the existing restaurant located on the ground floor of the existing mixed-use building (approximately 2,200 SF of commercial space); the existing 5 dwelling units will remain on upper floors with no change; no existing parking; existing 3 story, existing height - no change proposed

**NO. 19849 (26<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8051**

**Common Address:** 1509-13 N Kedvale Ave; 4115-25 W Pierce Ave

**Applicant:** Carlos Garcia

**Owner:** Carlos Garcia

**Attorney:** Tyler Manic

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

**Purpose:** After rezoning, the lot at 4115-19 W Pierce Avenue will be zoned RT-4 and will remain a 2 story residential building with 3 dwelling units and 3 parking spaces. It will remain 30 feet tall. The second lot at 1509-13 N Kedvale Avenue/4121-25 W Pierce Avenue will be zoned RT-4 to allow for the construction of a 3 story, 3 dwelling unit building with 3 parking spaces. The building will be 35 feet tall.

**NO. 19839-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8040**

**Common Address:** 1200 W Lake Street

**Applicant:** PanIQ Room Chicago

**Owner:** 1200 Lake LLC

**Attorney:** Thomas Moore

**Change Request:** M2-3 Light Industry District to DS-3 Downtown Service District

**Purpose:** No changes are planned for this existing 3-story tiered former manufacturing building currently housing 9 commercial businesses. One of the existing businesses, PanIQ Room Chicago, using approximately 4,218 sq. ft., seeks a PPA license for an indoor recreation use to become code compliant. This building historically has no parking and seeks Transit Oriented Development (TOD) status based on its proximity to the CTA Morgan Elevated Train Station (approximately 1,307 ft.) with access to the Green and Pink lines.

**NO. 19862-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8118**

**Common Address:** 118-134 N Green Street/ 833-839 W Randolph St

**Applicant:** Main Third Bowl LLC

**Owner:** Main Third Bowl LLC

**Attorney:** DLA Piper

**Change Request:** DX-3 Downtown Mixed-Use District to DX-3 Downtown Mixed-Use District

**Purpose:** The Applicant requests a rezoning of the subject property from the DX-3 Downtown Mixed-Use District to the DX-3 Downtown Mixed-Use District (Type 1). To allow for the renovation of existing dwelling units located on the Property. The existing building contains ground floor commercial with dwelling units above, only 12 of which are legally recognized. The rezoning will allow the Applicant to establish 34 additional units for a total of 46. Pursuant to the minimum lot area reductions permitted for transit-served locations. The property currently does not contain any parking. No additional floor area to the 84,000 square feet

**NO. 19863-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8153**

**Common Address:** 1121-25 W Randolph St; 129-137 N May St

**Applicant:** 1123 Randolph LLC

**Owner:** 1123 Randolph LLC

**Attorney:** DLA Piper

**Change Request:** DX-3 Downtown Mixed-Use District to DX-5 Downtown Mixed Use District

**Purpose:** The Applicant requests a rezoning of the subject property from the DX-3 Downtown Mixed-Use District to the DX-5 Downtown Mixed-Use District, to allow for the construction of a 69'-10" building with approximately 3,756 square feet of commercial uses, 9 residential dwelling units and 9 bicycle parking spaces. No vehicular parking spaces will be provided. A Transit-served Location Parking Reduction is proposed. The subject property is less than 1,320 feet from the Morgan CTA station entrance.

**NO. 19864 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8169**

**Common Address:** 832 W Fulton Market Street

**Applicant:** 832 W Fulton LLC

**Owner:** 832 W Fulton LLC

**Attorney:** Ed Kus

**Change Request:** C3-2 Commercial, Manufacturing and Employment District to DS-3 Downtown Service District

**Purpose:** No change to the existing use. It will continue to be used for various restaurants, retail, and office space. Building contains approximately 60 on-site parking spaces, with approximately 83,000 SF of commercial space. Height is approximately 50 feet and will not change.

**NO. 19842 (28<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8043**

**Common Address:** 3045 W Fifth Ave

**Applicant:** ADG Holdings LLC

**Owner:** ADG Holdings LLC

**Attorney:** Lawrence Lusk

**Change Request:** C1-2 Neighborhood Commercial District to RM5 Residential Multi Unit District

**Purpose:** Conversion of first floor commercial space to one (1) dwelling unit with four (4) dwelling units above for a total of five (5) residential units and no commercial units in a three (3) story building with three (3) parking spaces. Existing building height is thirty eight (38) feet.

**NO. 19829 (29<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8013**

**Common Address:** 6280 W North Ave

**Applicant:** NCH Galewood LLC

**Owner:** NCH Galewood LLC

**Attorney:** Clark Hill PLC- Latasha Thomas

**Change Request:** RS2 Single-Unit (Detached House) District to B3-1 Community Shopping District

**Purpose:** The applicant is seeking a zoning amendment in order to locate three commercial business tenants on the first floor of the subject property. Other than interior alterations to the subject commercial space of 2,222.5 sq. ft. on the first floor, there are no proposed changes to or expansion of the existing non-conforming three story building. No on-site parking provided.

**NO. 19866 (31<sup>st</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8231**

**Common Address:** 3053-65 N Knox Ave; 3101-59 N Knox Ave; 4601-21 W Belmont Ave

**Applicant:** Imperial Auto Sales

**Owner:** KLairmont Family Assocaites LP "KFA"

**Attorney:** Paul Kolpak

**Change Request:** C1-1 Neighborhood Commercial District and M1-2 Limited Manufacturing District and C2-2 Motor Vehicle Related District

**Purpose:** To allow the current building to serve as an exhibit hall to display and store the antique car collection. In addition, approximately 4000 square feet will be dedicated as a medium venue to host events. The height of the existing building is 30 feet. There will be total of 130 parking spaces. No residential dwelling units.

**NO. 19831 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8018**

**Common Address:** 2209 W Belmont Ave

**Applicant:** Exbud LLC

**Owner:** Lance and Valisa Wilks

**Attorney:** Paul Kolpak

**Change Request:** C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

**Purpose:** To construct a new 3 story building with 3 dwelling units. The height of the building will be ' 32 feet 11 inches. There will be 3 parking spaces garage. No commercial space.

**NO. 19838-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8031**

**Common Address:** 2332-2334 N Elston Ave

**Applicant:** Erol Gladan

**Owner:** See application for owners

**Attorney:** Richard Toth, Mara Georges

**Change Request:** B2-2 Neighborhood Mixed Use District to B2-2 Neighborhood Mixed Use District

**Purpose:** Two multi-unit residential buildings, each with 3 dwelling units, 3 parking spaces, 44'-6" in height. (No commercial space.)

**NO. 19865-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8199**

**Common Address:** 2930 N Lakewood Ave

**Applicant:** Chicago Land Title Trust Company under Trust No. 8002378072

**Owner:** Chicago Land Title Trust Company under Trust No. 8002378072

**Attorney:** Tyler Manic

**Change Request:** RS3 Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

**Purpose:** After rezoning, the property will contain a 2 story single family residence. The building will be 31 feet 2 inches tall. 2 parking spaces will be provided. There will be no commercial space on site

**NO. 19867 (34<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8007**

**Common Address:** 11629 S Greet St

**Applicant:** Jesus Villafane

**Owner:** Jesus Villafane

**Attorney:**

**Change Request:** RS3 Single Unit (Detached House) District to M2-1 Light Industry District

**Purpose:** A one story 16 feet high, 7,831 sq.ft. garage and office building on a 50,666.25 sq.ft. lot for outdoor vehicle storage

**NO. 19833 (35<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8020**

**Common Address:** 4314-18 N Kimball Ave

**Applicant:** City & Suburban Properties LLC

**Owner:** City & Suburban Properties LLC

**Attorney:** Paul Kolpak

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

**Purpose:** To construct a new three story brick building with 6 residential dwelling units. There will be 6 parking spaces. The height of the building will be 31 feet 6 inches. No commercial space.

**NO. 19840 (35<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8041**

**Common Address:** 2917 N Gresham Avenue

**Applicant:** James Allen

**Owner:** James Allen

**Attorney:** Lewis Powell III

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

**Purpose:** Three dwelling units in an existing 2 story with basement brick building. There are two parking spaces on the existing parking pad

**NO. 19846 (37<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8047**

**Common Address:** 5233 W Potomac Ave

**Applicant:** Jeremy Mann & Andrew Follet

**Owner:** Jeremy Mann & Andrew Follet

**Attorney:** Tyler Manic

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

**Purpose:** After rezoning, the building will have three dwelling units and will remain 2 stories. The building is 28 feet tall and 3 parking spaces will be provided. No commercial space is on site

**NO. 19858-T1 (39<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8078**

**Common Address:** 6309-23 N Pulaski Road

**Applicant:** Dr. John C Michael

**Owner:** Dr. John C Michael

**Attorney:** Ivan Tomac

**Change Request:** B1-1 Neighborhood Shopping District to B1-3 Neighborhood Shopping District



**Purpose:** Demolition of existing commercial buildings and erection of 3 brick masonry buildings with 2 commercial spaces on the first floor consisting of a north commercial space of 1,117 square feet and a south commercial space of 1,114 square feet & 6 residential dwelling units above plus a 1 brick masonry building with 1 commercial space on the first floor with 1,168 square feet and 3 residential dwelling units above for a total of 7 commercial spaces with a total of 4,561 square feet and 21 residential dwelling units. 21 parking spaces at the rear of the three 6-dwelling unit buildings (including 3 handicapped parking spaces) and 3 parking spaces at the rear of the 3-dwelling unit building for a total of 24 parking spaces accessible from the alley. All 4 buildings have a maximum height of 57 feet- 5/12 inches.

**NO. 19850-T1 (41<sup>st</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8053**

**Common Address:** 7432 W Talcott Ave

**Applicant:** Delta Life Services LLC

**Owner:** Sisters of the Resurrection

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS2 Single-Unit (Detached House) District to RM5 Residential Multi Unit District

**Purpose:** The Applicant is seeking a zoning change to permit the conversion of the existing religious convent building to a senior living facility. The building will offer seventy-two (72) dwelling units and onsite parking for forty-three (43) cars. The height of\_ the existing building will remain 46 ft-9 in. The building will otherwise remain "as is," as no changes or physical expansion of the building is proposed.

**NO. 19869 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8006**

**Common Address:** 200 E Randolph ST

**Applicant:** 601 W Companies LLC

**Owner:** 601 W Companies LLC

**Attorney:** John George

**Change Request:** Residential Business Planned Development No. 70 to Residential Business Planned Development No. 70 as amended

**Purpose:** An 83 story, 1195 foot tall office building with observatory, retail and entertainment uses on the top three floors, the plaza level and on the floors below grade and office uses on the other floors of the building

**NO. 19852 (44<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8055**

**Common Address:** 3526 North Halsted St

**Applicant:** Michael Raffety

**Owner:** Michael Raffety

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

**Purpose:** To allow a 4<sup>th</sup> floor front addition to serve the top floor unit, within the existing mixed-use building with a commercial unit on the ground floor (approximately 900 square feet of commercial space) and 3 dwelling units on the upper floors; 3 parking spaces; 4 story, height: 45'-4"

**NO. 19870 (45<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8011**

**Common Address:** 3911-3985 N Milwaukee Ave; 4671-4777 W Irving Park Road

**Applicant:** CSD Six Corners LLC

**Owner:** Sub Area A & C is CSD Six Corners LLC Sub Area B (4671W Irving Park Road) is ACK Smith LLC

**Attorney:** Kevin Wolfberg

**Change Request:** Business Planned Development NO 1321, to Business Planned Development 1321, as amended

**Purpose:** The proposed development will include two buildings consisting of 48,200 sf of retail/commercial space, 248 senior living units, 237 parking spaces and public plazas. The one-story building on the south portion of the parcel will contain 27,580 sf of retail and commercial space along with 71 surface parking spaces. The ten-story building on the north portion of the parcel will contain 20,620 sf of retail and commercial space on the ground floor, 166 parking spaces on the ground floor and second floor, and senior living on floors 3-10 comprised of 102 independent living units (dwelling units), 108 assisted living units and 38 memory care units. The financial institution with 27 parking spaces will remain.

**NO. 19868 (46<sup>th</sup> WARD) ORDINANCE REFERRED (10-31-18)**  
**DOCUMENT #02018-8010**

**Common Address:** 4812-4818 N Broadway, 1210-1226 W Lawrence Ave, and 4801-4821 N Magnolia

**Applicant:** Farpoint Acquisitions LLC and Uptown HM Investments LLC

**Owner:** UTA II LLC

**Attorney:** Ted Novak

**Change Request:** B3-3 Community Shopping District and B3-5 Community Shopping District to an Entertainment Planned Development

**Purpose:** To facilitate the rehabilitation and re-occupancy of the theatre