

**DEFERRED AGENDA,  
COMMITTEE ON ZONING,  
LANDMARKS & BUILDING STANDARDS  
NOVEMBER 19, 2019**

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CITY CLERK

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**NO. A-8488 (28th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5799**

**Common Address:** 932 South Oakley Boulevard

**Applicant:** Alderman Jason C. Ervin

**Change Request:** RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-2 Community Shopping District Community Shopping District

**NO. 20051-T1 (44th WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4103**

**Common Address:** 3347-49 N Southport Ave

**Applicant:** 3347 Southport LLC

**Owner:** 3347 Southport LLC

**Attorney:** Thomas Moore

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

**Purpose:** The applicant wishes to rezone the property to construct a proposed 6-story mixed-use building, 64' 1" in height, with 1 ground floor commercial space (4,230 sq. ft.), 35 residential efficiency units and 36 bike parking stalls. There is no planned parking onsite: the applicant will seek to establish the subject property as a transit-served location to waive the required parking

**NO. 19993 (35th WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2659**

**Common Address:** 2602-2638 N Emmett

**Applicant:** Bickerdike Redevelopment Corporation, an Illinois not-for profit corporation

**Owner:** City of Chicago

**Attorney:** Steven Friedland

**Change Request:** B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District and then to a Planned Development

**Purpose:** To permit the applicant to develop a mixed-use building with 100 dwelling units and approx. 4,585 sf of commercial space. A minimum of 20 parking spaces will be provided. Maximum building height will not exceed 80 feet

**NO. 20160-T1 (33rd WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6869**

**Common Address:** 3008 West Belmont Avenue

**Applicant:** Nicola Daoud

**Owner:** Nicola Daoud

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

**Change Request:** C1-1, Neighborhood Commercial District to C1-3, Neighborhood Commercial District

**Purpose:** To comply with the minimum lot area and maximum floor area to build a new 4-story, mixed-use building with a commercial unit on the ground floor and 3 dwelling units above.

**NO. 20121-T1 (33rd WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5559**

**Common Address:** 2448 W. Diversey Avenue

**Applicant:** Padraig McGuire

**Owner:** Nelson Dagio

**Attorney:** Daniel G. Lauer, Esq.

**Change Request:** RS3, Residential Single-Unit (Detached House) District to B2-3, Neighborhood Mixed-Use District

**Purpose:** The Applicant intends to construct a 4-Story, three (3) dwelling unit building with a basement. There will be three (3) garage parking spaces at the rear of the property. The footprint of the building shall be approximately 21 feet by 62 feet 4 inches in size. The Building height shall be 47 feet 2 inches, as defined by City Code.

**NO. 20094-T1 (32nd WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5552**

**Common Address:** 1843-1845 North Milwaukee Avenue

**Applicant:** Zen Yoga Garage, LLC

**Owner:** Zen Yoga Garage, LLC

**Attorney:** Law Offices of Samuel V.P. Banks

**Change Request:** M1-2, Limited Manufacturing/Business Park District to B3-5, Community Shopping District

**Purpose:** The Applicant is seeking a Zoning Map Amendment in order to permit the physical expansion of the existing one-story commercial-retail (yoga studio) building (3,350.44 square feet approx.), commonly identified as 1845 North Milwaukee Avenue, which yoga studio is presently non-conforming under the current Zoning Ordinance. Part of the expansion plan calls for the erection of a new five-story addition (6,329.16 square feet approx.), at the rear of the existing commercial-retail building, which will be for the exclusive use of the existing yoga studio. The proposed expansion plan also features multiple levels of outdoor amenity and practice space, for the yoga studio, as well as the provision of internal (garage) parking for at least three (3) vehicles, within the grade-level of the existing building - at the rear. \*[There is currently zero off-street vehicular parking at the site.] The subject property is located within 1,320 linear feet of the entrance to the Milwaukee-Western Avenue CTA Train Station, and - therefore, the expansion plan qualifies for reduced vehicular parking, pursuant to the Transit Oriented Development (TOD) Ordinance, though no vehicular parking is required for this use at this site, even as expanded. The existing one-story carwash facility (2,205 square feet approx.) will remain unchanged. The existing building, with the proposed five-story addition, will be masonry and steel in construction and will measure 69 feet-10 inches in height.

**NO. 20153-T1 (32nd WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6861**

**Common Address:** 2443 North Clybourn Avenue

**Applicant:** I.L. Properties LLC

**Owner:** I.L. Properties LLC

**Attorney:** Law Offices of Samuel V.P. Banks

**Change Request:** RM-5, Residential Multi-Unit District and M1-2, Limited Manufacturing/Business Park District to RM-4.5, Residential Multi-Unit District

**Purpose:** The Applicant is seeking to raze the existing *non-conforming* building and to improve the site with a new three-story multi-unit residential building.

**NO. 20151-T1 (30th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6815**

**Common Address:** 3214-16 North Karlov Avenue

**Applicant:** AFLA Chicago, Inc.

**Owner:** All Chicago, Inc.

**Attorney:** Michael Ezgur

**Change Request:** RS-3, Residential Single-Unit (Detached House) District to RM-5, Residential Multi-Unit District

**Purpose:** To construct a four-story residential building with eight dwelling units.

**NO. 20133 (8th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6825**

**Common Address:** 7541 S. Ellis

**Applicant:** Jesse Hinton

**Owner:** Jesse Hinton

**Attorney:** Richard E. Zulkey & Associates

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

**Purpose:** To properly zone existing two-story, four-unit apartment building with three existing parking spaces by complying with bulk requirements of the zoning code.

**NO. 20115-T1 (2nd WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5590**

**Common Address:** 1960-1980 N. Clybourn

**Applicant:** 1900 Clybourn Property LLC

**Owner:** 1970 Clybourn LLC

**Attorney:** Edward J. Kus/Taft Stettinius & Hollister LLP

**Change Request:** M2-3, Light Industry District to C2-3, Motor Vehicle-Related Commercial District

**Purpose:** The use of the property will continue to be used for retail and other uses as permitted in the C2 District. There is approximately 42,000 SF of commercial space with 37 parking spaces. The height of the existing buildings varies, with the highest portion being 35 feet.

**NO. 20152 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6856**

**Common Address:** 1420 North Milwaukee Avenue

**Applicant:** Albany Bank & Trust Co. TruSt No. 11-5124, Dated March 10, 1999

**Owner:** Albany Bank & Trust Co. TruSt No. 11-5124, Dated March 10, 1999

**Attorney:** Law Offices of Samuel V.P. Banks

**Change Request:** B3-2, Community Shopping District to B3-3, Community Shopping District

**Purpose:** The Applicant is seeking a zoning change in order to permit the location and establishment of four (4) additional dwelling units - for a total of eight (8) dwelling units, within the existing three-story mixed-use (commercial-residential) building, at the subject site.

**NO. 20166-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6873**

**Common Address:** 2418-2428 North Milwaukee Avenue

**Applicant:** GW Logan Square LLC

**Owner:** GW Logan Square LLC

**Attorney:** Law Offices of Samuel V.P. Banks

**Change Request:** C2-2, Motor Vehicle-Related Commercial District to C1-5 Neighborhood Commercial District

**Purpose:** The Applicant is seeking a Zoning Change in order to allow for the rehabilitation and reuse of the existing five-story industrial (storage) building, as well as to permit the erection of a new five-story lateral addition onto said building, at the subject site. Upon completion, the newly rehabilitated and expanded building will contain occupiable space for retail, commercial and office uses, as well as off-street vehicular parking for tenants and patrons.

**NO. 20167 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6874**

**Common Address:** 1460 North Milwaukee Avenue

**Applicant:** 1460 N Milwaukee LLC

**Owner:** 1460 N Milwaukee LLC

**Attorney:** Law Offices of Samuel V.P. Banks

**Change Request:** B3-2, Community Shopping District to B3-3, Community Shopping District

**Purpose:** The Applicant is seeking a zoning change in order to permit the location and establishment of five (5) dwelling units, on and between the 2nd and 3rd Floors, of the existing three-story building, at the subject site. There will continue to be a single commercial-retail unit, on the 1<sup>st</sup> Floor of the existing building.