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Meeting Of The Committee on Zoning Landmark & Building Standards

TUESDAY, OCTOBER 28, 2014 AT 10:00 AM
201-A, 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 Numerical Order
According to Ward

MA-189 (Mayoral Application) ORDINANCE REFERRED (10-8-14)
DOCUMENT # O2014-8373

To amend Chapter 2-14-155 of the Municipal Code of Chicago, by adding and deleting language in regards to *modifying defenses to building code violations regarding smoke and carbon monoxide detectors*

NO. TAD-527 (12th WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT # O2014-6831

To amend Title 17 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *modifying a segment of West Cermak Road as a pedestrians street*

NO. TAD-525 (25th WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT # O2014-6915

To amend Title 17 Section 17-10-0102 and 17-13-1003-EE of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *Landmark off street parking exemptions and parking reductions for Transit Served Locations*

NO. TAD-524 (42nd WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT # O2014-6915

To amend Title 17 Section 17-12-1101-B of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *a Michigan Ave Corridor Special Sign District*

NO. A-8036 (1st WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT # O2014-7033

Common Address: 1540 North Milwaukee
Applicant: Alderman Joe Moreno
Change Request: C1-2 Neighborhood Commercial District to B3-2 Community Shopping District

NO. A-8035 (9th WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT # O2014-7944

Common Address: 11146 S Michigan Ave
Applicant: Alderman Anthony Beale
Change Request: B1-3 Neighborhood Shopping District to RS2 Residential Single-Unit (Detached House)

NO. A-8039 (11th WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT # O2014-6864

Common Address: generally bounded by South Ashland Avenue, West 35th Street, South Iron Street, West 36th Street, approximately South Laflin Street, West 37th, a line 543 feet east of and parallel to Ashland Avenue, and West 38th Street.
Applicant: Alderman James Balcer
Change Request: To create PMD 8 Subdistrict A and Subdistrict B

NO. A-8034 (12th WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT # O2014-7945

Common Address: The segment of the West Cermak Road right of way in the area bounded by, The west line of South California Avenue to the east line of South Marshall Boulevard

Applicant: Alderman George Cardenas

Change Request: To Remove all designations of Pedestrian Street

NO. A-8030 (13th WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT # O2014-7946

Common Address: 5942 West 63rd Place

Applicant: Alderman Marty Quinn

Change Request: RS2 Residential Single-Unit (Detached House) to RS1 Residential Single Unit (Detached House) District

NO. A-8021 (14th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT # O2014-5906

Common Address: 4849 South Kedzie Ave

Applicant: Alderman Edward Burke

Change Request: M2-2 Light Industry District and M2-3 Light Industry District to C2-1 Motor Vehicle Related Commercial District

NO. A-8022 (19th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT # O2014-5908

Common Address: 10609-15 South Western Ave

Applicant: Alderman Matthew O'Shea

Change Request: B1-1 Neighborhood Shopping District to POS-2 Parks and Open Spaces District

NO. A-8032 (19th WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT # O2014-7892

Common Address: 11449-11541 S Western Ave

Applicant: Alderman Matthew O'Shea

Change Request: B1-1 Neighborhood Shopping District and RS3 Residential Single-Unit (Detached House) District to POS-2 Parks and Open Spaces District

NO. A-8033 (25th WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT # O2014-7947

Area Bounded By: West Rundell Place; a line 276.5 feet east of and parallel to South Aberdeen Street; West Monroe Street; and South Aberdeen Street

Applicant: Alderman Daniel Solis

Change Request: DX-3 Downtown Mixed Use District to DS-3 Downtown Service District

NO. A-8037 (46th WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT # O2014-6874

Common Address: 4700-4900 North Broadway, 1100-1230 West Lawrence; 4700-4800 North Racine

Applicant: Alderman James Cappleman

Change Request: To Designate a Pedestrian Street

NO.18143 (1st WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6784

Common Address: 2133 N Campbell

Applicant: SNS Reality Group (Michael Schwartz & Scott Schiller)

Owner: Helen Yoder

Attorney: Thomas Moore

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

Purpose: Applicant proposes to replace the current single family dwelling to construct an eight dwelling unit building with 8 parking spaces and no commercial space. The proposed building height will be 36'.

NO.18144 (1st WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6785

Common Address: 1324-26 West Grand Ave

Applicant: Maurice Connolly

Owner: Maurice Connolly

Attorney: Daniel Lauer

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

Purpose: the applicant intends to construct an eight (8) unit residential building with rear parking the footprint of the building will be 50 feet by 78 feet and the height of the building shall be 47 feet high, as defined by city zoning code

NO.18155-T1 (1st WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6796

Common Address: 1456-58 N Maplewood Ave

Applicant: DSC LLC – Series Three (See Application for list of LLC Members)

Owner: DSC LLC – Series Three (See Application for list of LLC Members)

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To convert the existing storefront at 1458 North Maplewood to a dwelling unit with in the existing multi-unit residential building for a total of 9 dwelling units at the subject property. 4 existing parking spaces to remain; no commercial space; existing 3 story; height approx. 39’

NO.18161(1st WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6802

Common Address: 2129 North Campbell Ave

Applicant: 2129 N Campbell LLC (See Application for list of LLC Members)

Owner: 2129 N Campbell LLC (See Application for list of LLC Members)

Attorney: Katriina McGuire/ Schain Banks

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

Purpose: to build a 9 dwelling unit building with 9 parking spaces

NO.18166 (1st WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6810

Common Address: 2255 - 93 N. Milwaukee Ave./2208 - 26 N. Washtenaw Ave./2715 - 35 W. Belden.

Applicant: 2293 North Milwaukee LLC

Owner: MaxMil LLC

Attorney: Rolando Acosta

Change Request: C1-1 Neighborhood Commercial District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: two mixed-use buildings of 11 and 15 stories with total of approximately 6,600 sq. ft. of ground floor retail, 253 dwelling units on the upper floors, 73 parking spaces, one bicycle parking space per unit and one loading berth.

NO.18169 (1st WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6813

Common Address: 1348-1352 North Milwaukee Ave

Applicant: Saxony 1348 LLC (See Application for list of LLC Members)

Owner: Saxony 1348 LLC (See Application for list of LLC Members)

Attorney: Andrew Scott

Change Request: B1-2 Neighborhood Shopping District to C1-3 Neighborhood Commercial District

Purpose: The applicant proposes to re-tenant the building with a general restaurant or tavern. No changes to the envelope of the building are proposed. No dwelling units are proposed

NO.18149-T1 (2nd WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6790

Common Address: 2271-73 North Clybourn Ave

Applicant: 2271 Clybourn LLC (Lane Epstein)

Owner: Barry Levison

Attorney: Michael Ezgur

Change Request: M1-2 Limited Manufacturing/ Business Park District to B1-2 Neighborhood Shopping District

Purpose: The property will be developed with a three story building (46.10 feet tall) containing approximately 2,869 square feet of first floor commercial space, a total of four residential dwelling units on the upper floors, five parking spaces and no loading berth.

NO.18158(2nd WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6799

Common Address: 1455 N Cleaver St.

Applicant: David Groebner

Owner: David Groebner

Attorney: Bernard Citron

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

Purpose: to construct a three story single family home and a private parking garage

NO.18168 (3rd WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6812

Common Address: 1626-1736 S Prairie Ave; 220-36 E 18th St

Applicant: SRZ Prairie LLC (See Application for list of LLC Members)

Owner: SRZ Prairie LLC (See Application for list of LLC Members)

Attorney: John George, Schuyler Roche & Crisham PC

Change Request: Residential Planned Development No. 1033 to DR-5 Downtown Residential District

Purpose: 62 Townhomes with a maximum height of 45 feet and 124 onsite parking spaces

NO.18171 (3rd WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6816

Common Address: 6278-82 North Cicero Ave

Applicant: Cicero Ave Properties LLC (George Golemes)

Owner: Cicero Ave Properties LLC (George Golemes)

Attorney: F4 Consulting Ltd.

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

Purpose: Building is existing one story commercial retail building with 3 storefronts. No exterior changes or additions will result from the rezoning.

NO.18153 (4th WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6794

Common Address: 4330 South Langley Ave

Applicant: Ana and Susan Velazquez

Owner: Ana and Susan Velazquez

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To add an additional dwelling unit at the ground level/ below grade unit for a total of 3 DU at the property; 2 parking spaces; no commercial space; existing 2.5 story to remain

NO.18137 (19TH WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6778

Common Address: 16018 S Western Ave

Applicant: Bernard Callaghan

Owner: Bernard Callaghan

Attorney: Thomas S. Moore

Change Request: B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

Purpose: Applicant proposes to expand the existing business in a one story one commercial unit building, from 30 x 60 s.f. to a one story, one commercial unit building, increasing to be square footage to 30 x 100 s.f with no dwelling units. The height of the building will remain at the existing height of 14 ft. There will be 12 parking spaces.

NO.18147 (19TH WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6788

Common Address: 11814 S Hale

Applicant: XXL Holding Companies LLC (John Eastman & William Lynch)

Owner: XXL Holding Companies LLC (John Eastman & William Lynch)

Attorney: Thomas S. Moore

Change Request: RS2 Residential Single-Unit (Detached House) to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Applicant seeks to convert the existing basement into a residential dwelling unit increasing the number of dwelling units from 2 to a total of 3 residential dwelling units with three outdoor parking spaces. The proposed dwelling unit will be 1,190 s.f. The existing height of the building will remain the same.

NO.18164 (25th WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6808

Common Address: 3000 and 3001 South Damen Ave

Applicant: ProLogis Park Chicago LLLP

Owner: Please see application for details

Attorney: DLA Piper

Change Request: Waterway Industrial Planned Development No. 1165 to Waterway Industrial Planned Development No. 1165, as amended and PMD No. 11, Planned Manufacturing District

Purpose: The Applicant requests a rezoning of a portion of the subject property from the Waterway-Industrial Planned Development Number 1165 to PMD Number 11, Planned Manufacturing District and for the remainder of the subject property to Waterway-Industrial Planned Development Number 1165, as amended, to allow an approximately 40 foot tall, 208,327 square foot distribution center, including approximately 452 automobile parking stalls and accessory uses

NO.18145-T1 (26TH WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6786

Common Address: 1754-58 North Central Park Ave; 1755-57 North Monticello

Applicant: Indeco Holdings, Inc.

Owner: Nancy Y. Franco-Maldonado, Not Personally. But As Trustee Of The Nancy Y. Owner Maldonado Trust Dated December 26, 2012

Attorney: Daniel G Lauer

Change Request: M1-1 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To allow for the construction of eight (8) new townhomes. There will be a two car garage for each townhome. The footprint of each townhome will be 24 feet 9 3/4 inches by 31 feet. The height of each townhome will be 38 feet high, as defined by City code.

NO.18152 (26TH WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6793

Common Address: 1254-56 North Campbell

Applicant: Jozef Guzik

Owner: Jozef Guzik

Attorney: Gordon & Pikarski

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

Purpose: The subject site will be used as a 6 dwelling unit building. The building will provide six parking spaces and reach a height of 37 feet 11 inches as defined in the ordinance. No Commercial component is proposed.

NO.18167-T1 (26TH WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6811

Common Address: 2645-2647 West Potomac Ave

Applicant: March One Properties (Steven Komie)

Owner: March One Properties (Steven Komie)

Attorney: Law Office of Samuel VP Banks

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

Purpose: The applicant seeks a zoning change in order to permit an additional dwelling unit within the existing 3 dwelling unit building for a total of 4 dwelling units. There is no commercial space proposed and the height of the building will remain as existing. Two on-site parking spaces are provided at the rear of the lot

NO.18139-T1 (27TH WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6780

Common Address: 1107 West Fulton Market

Applicant: 1107 West Fulton Market LLC (Aiman Humaideh)

Owner: 1107 West Fulton Market LLC (Aiman Humaideh)

Attorney: Law Office of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to C1-5 Neighborhood Commercial District

Purpose: The Applicant is seeking to amend the zoning at the subject property in order to undertake a complete interior and exterior rehabilitation of the existing four-story building, including a reconfiguration of the building's existing floor/ceiling structures and the erection of a vertical addition (penthouse). The existing four-story building (with vertical addition) will be converted into a building consisting of three (3) floors, each with loft ceilings. The newly configured 1st floor will contain retail/commercial space (2,970 sq. ft.). The newly configured 2nd floor and 3rd floor (with penthouse) will contain a single dwelling unit, each. Parking for the proposed building will be located offsite. The newly renovated and reconfigured building will measure 64' in height.

NO.18157-T1 (27TH WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6798

Common Address: 602 N May St

Applicant: Slate GC, Ltd. (Larry Whetstone, Jesse McGrath, Frank Pressel)

Owner: John Bernardini and Sylvia Bernardini

Attorney: Law Office of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to RM-5 Multi Unit District

Purpose: To permit a new three dwelling unit building with on-site parking for three vehicles. There will be no commercial space, and the building will be 44'4" in height

NO.18172-T1 (27TH WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6817

Common Address: 847-61 North Larrabee Street

Applicant: Domus Group LLC (See Application for list of LLC Members)

Owner: 847 Larrabee Partners

Attorney: F4 Consulting

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-5 Neighborhood Shopping District

Purpose: Three 5 story residential buildings 63'6 high, each containing 10 dwelling units with 10 off street parking spaces each, as well as one 5 story building 53'2" containing 3 dwelling units 1100 SF of ground floor commercial space with 3 off street parking spaces

NO.18142-T1 (28TH WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6783

Common Address: 2412-2416 West Cermak Road

Applicant: Jorge Jimenez

Owner: Jorge Jimenez

Attorney: Law Office of Samuel VP Banks

Change Request: M2-3 Light Industry District and B1-1 Neighborhood Shopping District to B1-1 Neighborhood Shopping District

Purpose: The applicant seeks a zoning change to permit additional commercial uses that are not permitted in the current zoning district, and to create a zoning lot that does not have a split zoning. There are no dwelling units proposed. The applicant proposes a new strip mall containing 5,377 square feet of commercial space to serve a restaurant and other retail uses. Parking will be provided for 19 vehicles with one of the spaces dedicated for people with disabilities. The height of the building will be 23'-0".

NO.18151 (30th WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6792

Common Address: 3632-44 N Cicero

Applicant: Ave Horowitz

Owner: Ave Horowitz

Attorney: Gordon & Pikarski

Change Request: C1-1 Neighborhood Commercial District to C2-1 Motor Vehicle Related Commercial District

Purpose: The applicant intends to demolish the existing front building at 3638-44 North Cicero. Applicant will use the entire subject for the sale of automobiles. Applicant will maintain the existing rear building at 3638-44 and the building at 3632-36. No expansion is proposed.

NO.18170-T1 (32nd WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6814

Common Address: 1704 N Damen Ave

Applicant: 1704 N Dame LLC (See Application for list of LLC Members)

Owner: 1704 N Dame LLC (See Application for list of LLC Members)

Attorney: Andrew Scott

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

Purpose: The applicant proposes to develop a three story approximately 5705 square foot retail building with no parking spaces. The building will be approximately 39'10" in height

NO.18148 (33rd WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6789

Common Address: 3538 North Albany Ave

Applicant: Alan Devey

Owner: Alan Devey

Attorney: Law Office of Samuel VP Banks

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

Purpose: The applicant seeks a zoning change in order to divide an improved zoning lot. The zoning change is needed at 3538 North Albany Avenue to comply with the minimum lot area per dwelling unit standards on the northern half of the divided zoning lot for the existing two dwelling unit building with on-site parking for two vehicles. There is no commercial space proposed and the height of the building will remain as existing. The applicant also intends to construct a new single family home at 3536 North Albany Avenue, on the southern half of the divided zoning lot that lies directly south of the subject property.

NO.18150 (35th WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6791

Common Address: 3532-3534 W Medill

Applicant: Renewal Group LLC (John Murphy and Marcin Kwasnik)

Owner: Renewal Group LLC (John Murphy and Marcin Kwasnik)

Attorney: Thomas Moore

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

Purpose: Applicant proposes to construct a new 3 story, 4 residential dwelling unit building, no basement, no commercial space, with an enclosed masonry garage with 4 parking spaces. The proposed height of the new building will be 37 feet

NO.18154 (35th WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6795

Common Address: 2760-2778 North Milwaukee

Applicant: Fox Chicago LLC (Michael Fox)

Owner: Fox Chicago LLC (Michael Fox)

Attorney: Law Office of Mark Kupiec & Associates

Change Request: B1-3 Neighborhood Shopping District to C1-3 Neighborhood Commercial District

Purpose: To establish a craft brewery with a restaurant within the ground floor of the existing building at 2760 North Milwaukee. (out of the 38,452 SF of the existing commercial retail/ space at the property, approximately 6,250 SF will be occupied by the proposed brewery with a restaurant); existing dwelling units on the upper floor to remain; no existing parking; existing 2 to 4 story buildings with existing heights between 41'3 to 55'2 at the highest point to remain.

NO.18160 (36th WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6801

Common Address: 2231 North Central Ave

Applicant: Chicago Board of Education

Owner: Public Building Commission of Chicago

Attorney: Scott R. Borstein

Change Request: Institutional Planned Development No. 1105 and RS3 Residential Single-Unit (Detached House) District to Institutional Planned Development No1105, as amended

Purpose: The applicant intends to add a temporary modular building on the property with 8 additional classrooms to relieve overcrowding in the school

NO.18162 (42nd WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6803

Common Address: 400-420 W Huron Street; 700-708 N Sedwick St.

Applicant: Foodsmith Huron Associates (See Application for list of LLC Members)

Owner: C Flat LLC

Attorney: John George, Schuyler Roche & Crisham PC

Change Request: DX-5 Downtown Mixed-Use District to a Residential Business Planned Development

Purpose: To allow for a new residential development (see application for more details)

NO.18163 (42nd WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6807

Common Address: 451 E Grand Ave

Applicant: RMW Streeterville LLC (See Application for list of LLC Members)

Owner: RMW Streeterville LLC (See Application for list of LLC Members)

Attorney: DLA Piper

Change Request: Residential Business Planned Development No 368 to Residential Business Planned Development No. 368, as amended

Purpose: The Applicant requests a rezoning of the subject property from Residential-Business Planned Development Number 368 to Residential-Business Planned Development Number 368. as amended, to allow an approximately 843 foot tall. 740,000 square foot residential tower containing up to 350 dwelling units and accessory uses, with existing subsurface accessory and non-accessory parking

NO.18138 (44TH WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6779

Common Address: 3828 North Racine Ave

Applicant: Dearborn Developers LLC (Todd Braun)

Owner: Dearborn Developers LLC (Todd Braun)

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning amendment in order to permit the development of the subject property with a new three-story, three-unit, all residential building, interior (garage) parking for three (3) vehicles, with detached garage. The proposed new building will be masonry in construction and measure 38'-3¾ in height.

NO.18165 (44TH WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6809

Common Address: 1338 West Belmont Ave

Applicant: CCI 1338 W Belmont, LLC

Owner: Theodore Frankel

Attorney: Rolando Acosta

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

Purpose: Existing two story commercial building will be demolished and the property will be developed with a four story building containing 3 residential dwelling units, approximately 1,400 sq. ft. of commercial space (retail/office), 3 parking spaces and no loading berth

NO.18140 (45TH WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6781

Common Address: 4050 N Lowell Ave

Applicant: Heaney Group LLC (Ronan Heaney)

Owner: Heaney Group LLC (Ronan Heaney)

Attorney: Thomas Moore

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

Purpose: To split the existing 50' lot into a 35' x 144.1' lot and use the remaining 15 feet as a side yard for the property located at 4056 N Lowell which is owned by the same person, and build a single family home on the southern parcel with a height of 25' to the midpoint, and a two car garage underneath the home

NO.18146-T1 (45TH WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6787

Common Address: 3821-23 N Monticello

Applicant: Macher LLC (Ron Abrams and Jereome Ettinger)

Owner: Macher LLC (Ron Abrams and Jereome Ettinger)

Attorney: Thomas Moore

Change Request: RS2 Residential Single-Unit (Detached House) to RM-5 Multi Unit District

Purpose: Applicant proposes to convert an existing 9 residential dwelling unit building to a 10 residential dwelling unit building by converting the existing basement space into a dwelling unit. The building dimensions will remain as is. The height of the building will remain at the existing height of 37'. There are no proposed additional parking spaces other than the existing street parking.

NO.18156-T1 (45TH WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6797

Common Address: 3616-3622 North Milwaukee Ave/ 4328-4336 West Addison Street

Applicant: Nick Cave

Owner: Adam Falkiewicz

Attorney: Law Office of Samuel VP Banks

Change Request: M1-1 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District

Purpose: The applicant seeks a zoning change to locate and establish artist work and sales space on the ground floor with two residential dwelling units proposed for the second floor. The ground floor will contain 9,350 square feet of commercial space, with two on-site parking spaces. The building height will remain at 29'-10".

NO.18159 (45TH WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6800

Common Address: 4041-49 North Pulaski Road

Applicant: Dariusz Winnicki

Owner: Dariusz Winnicki

Attorney: William JP Banks, Schain Banks

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: Two 6 (six) dwelling unit buildings with 10 parking spaces per building. The existing lot of 112'-6" x 133'-5" will be divided into two lots. The southern lot will be 62' x 133'5" and the northern lot will be 50'-6" x 133'-5"

NO.18141 (50TH WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6782

Common Address: 6631-6647 North Kedzie Ave; 3046-3154 W Albion; 3046-3054 W Wallen Ave;
3047-3155 W Wallen Ave

Applicant: JFMC Facilities Corporation

Owner: Eli Stefansky

Attorney: Bernard Citron

Change Request: PD 826 to PD 826, as amended

Purpose: to allow the following use to be permitted in Subarea A: Day Care; Community Center; recreation and building offices