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MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

THURSDAY, AUGUST 30, 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 Reverse Numerical Order
According to Ward

NO. A-8416 (29th & 37th WARDS) ORDINANCE REFERRED (7-25-18)
DOCUMENT NO. O2018-6128

Common Address: 5700 W Homer
Applicant: Alderman Emma Mitts and Alderman Christopher Taliaferro
Change Request: Manufacturing Business Residential Planned Development No. 1013, as amended to M1-2 Limited Manufacturing District and Manufacturing Business Residential Planned Development No. 1013, as amended to Manufacturing Business Residential Planned Development No. 1013, as amended

NO. 19706 (50th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4973

Common Address: 2828 W Pratt Boulevard
Applicant: Yeshiva Ohr Boruch, The Veitzener Cheder
Owner: Yeshiva Ohr Boruch, The Veitzener Cheder
Attorney: Ronald Cope
Change Request: RS2 Single-Unit (Detached House) District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-1 Neighborhood Commercial District
Purpose: After rezoning, the building will remain a school. The building will remain with no alterations. The building is 26,331.7 square feet. The purpose of the rezoning is to allow a shared kitchen. A not-for-profit catering company will occupy the kitchen when the school is not being used for catering purposes. The school has an existing parking lot in the rear of the lot.

NO. 19707 (47th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4974

Common Address: 2121 W Addison St
Applicant: Gentoo, Inc
Owner: Gentoo, Inc
Attorney: Law Offices of Samuel VP Banks
Change Request: RT3.5 Residential Two Flat, Townhouse and Multi Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement) multi-unit residential building, at the subject property. The new proposed building will contain a total of three (3) dwelling units. There will be onsite parking for three (3) vehicles, in a detached one-story garage, located at the rear of the property, with access off of the Public Alley. The new building will be masonry in construction and measure 37 feet-8 inches (approx.) in height.

NO. 19704 (45th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4968

Common Address: 5325 W Winnemac Ave

Applicant: Dwellevate LLC series 1

Owner: Dwellevate LLC series 1

Attorney: James Wigoda

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

Purpose: The existing two story building will not be changed. There are four dwelling units; two parking spaces in a detached garage; and no commercial space. There will be no changes to this property.

NO. 19702-T1 (44th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4961

Common Address: 1048-1050 W Cornelia Ave

Applicant: Sawbill Properties LLC Series 2

Owner: Sawbill Properties LLC Series 2

Attorney: Law Offices of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story multi-unit residential building, at the subject property. The existing two-story (frame) residential building will be razed-. The new proposed building will contain a total of nine (9) dwelling units - between the 2nd and 4th Floors. The subject property is located less than 1,320 linear feet from the entrance to the Addison CTA Station - therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for a total of seven (7) vehicles, located within the 1st Floor of the new building, with access off of the Public Alley (east). The new building will be masonry in construction and measure 49 feet-0 inches in height.

NO. 19723-T1 (43rd WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4986

Common Address: 800-04 W Altgeld/ 2500-10 N Halsted Street

Applicant: 800 Altgeld LLC

Owner: 800 Altgeld LLC

Attorney: Rolando Acosta

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-3 Community Shopping District to B3-3 Community Shopping District

Purpose: The subject property measures 5,499 square feet and is improved with a two and a half story mixed-use Building, a two and three story mixed-use Building, and a two and a half story residential Building. The Applicant proposes to demolish the existing buildings and seeks the rezoning to allow construction of a five-story (55.00 feet in height) mixed-use building containing ground floor commercial space and 14 residential dwelling units on the upper floors. There will be four parking spaces per the Transit-Served Location provisions of the Chicago Zoning Ordinance and no loading.

NO. 19698-T1 (41st WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4954

Common Address: 5306 W Devon

Applicant: 5306 Devon LLC

Owner: Absolute Pin Inc

Attorney: Paul Kolpak

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

Purpose: To construct a 3 story, 3 unit residential building with no commercial space. There will be 3 off-street parking spaces. The height of the building will be 33 feet 0 inches.

NO. 19716-T1 (40th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4937

Common Address: 2342 W Foster Ave

Applicant: Ihor Zhuk and Gerardt Scheffler

Owner: Ihor Zhuk and Gerardt Scheffler

Attorney: Daniel Lauer

Change Request: B1-2 Neighborhood Shopping District to RM4.5 Residential Multi-Unit District

Purpose: The applicant intends to construct a three-story, Three (3) dwelling unit building with basement. There will be three parking spaces provided at the rear of the property. The footprint of the building shall be approximately 24 feet by 70 feet and the building shall be 42 feet 8 inches high (at the rear), as defined by city code

NO. 19699 (38th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4955

Common Address: 7427-7429 W Addison St

Applicant: Andrzej Chraca

Owner: Andrzej Chraca

Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz, Ltd

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

Purpose: After rezoning, the building will have a second story addition. The first floor will contain 2 dwelling units. The second floor will contain two dwelling units. A new 4 car garage will be erected

NO. 19715-T1 (32nd WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4932

Common Address: 2016 W Webster Ave

Applicant: EZMB LLC

Owner: EZMB LLC

Attorney: Daniel Lauer

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

Purpose: The applicant intends to construct a four story, three dwelling unit building with a basement. The building height shall be 45 feet high, as defined by code. This application is being re-filed solely for the purposes of correcting typographical errors found in the previous ordinance filed under application no. 19484-t1

NO. 19719-T1 (31st WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4983

Common Address: 4433-39 W Fullerton

Applicant: DAG 4433 W Fullerton LLC

Owner: DAG 4433 W Fullerton LLC

Attorney: Warren Silver

Change Request: B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The property will be changed from a 3-story residential building, 36.83' in height, with 4 commercial units at grade and 20 dwelling units above, to one commercial unit (1,065 sf), one business live-work unit (840 sf), and two dwelling units at grade, with the 20 existing dwelling units to remain (total 22 dwelling units). There will be no change in height, floor area or setbacks. There currently are no parking spaces and none will be added.

NO. 19692 (28th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4963

Common Address: 1401-1555 W Congress Pkwy, 500-532 S Loomis Ave, 1400-1554 W Harrison St and 501-531 S Ashland Ave

Applicant: Rush University Medical Center

Owner: Rush University Medical Center

Attorney: Carol Stubblefield

Change Request: Residential Planned Development 168 to Residential Planned Development 168, as amended

Purpose: Applicant proposes to construct a new approximately 205' tall, 480,000 square foot ambulatory building for cancer and neurological care. There will be a 6-story parking garage with approximately 1,200 parking spaces, commercial retail and a specialty pharmacy.

NO. 19688 (27th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4958

Common Address: 1001 W Chicago Ave; 727 N Milwaukee Ave

Applicant: 1001 Chicago LLC

Owner: 1001 Chicago LLC

Attorney: DLA Piper

Change Request: Residential Business Planned Development 1263 to Residential Business Planned Development 1263, as amended

Purpose: The Applicant requests a re-zoning from Residential-Business Planned Development No. 1263 to Residential-Business Planned Development No. 1263, as amended to allow for personal service and participant sports and recreation as permitted uses in the existing building in order to allow for an approximately 3,185 square foot ground floor fitness user in the existing building. No other physical changes are proposed to the existing building

NO. 19693-T1 (27th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4965

Common Address: 3127-37 W Carroll

Applicant: Kedzie Carroll LLC

Owner: Kedzie Carroll LLC

Attorney: Bernard Citron/ Thompson Coburn LLP

Change Request: M1-2 Limited Manufacturing District to C1-2 Neighborhood Commercial District

Purpose: The Applicant seeks to establish a two-story religious assembly use of approximately 7,400 square feet, 27 parking spaces and 3 bicycle parking spaces.

NO. 19697-T1 (27th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4943

Common Address: 615-621 N Ogden Ave and 1157 W Erie St

Applicant: 1157 W Erie LLC

Owner: 1157 W Erie LLC

Attorney: Law Office of Mark J Kupiec

Change Request: M1-2 Limited Manufacturing District to B2-5 Neighborhood Mixed Use District

Purpose: To demolish the existing building and to build a new 6 story, mixed-use building with commercial space on the ground floor (approximately 1,570 square feet) and 9 dwelling units on the upper floors 14 parking spaces: height 67 feet

NO. 19709 (27th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4976

Common Address: 400-410 N Green St; 832-54 W Kinzie St; 401-411 N Peoria St

Applicant: Blind Pig Hospitality

Owner: Pickens-Kane Moving and Storage Co.

Attorney: Michael Ezgur

Change Request: M2-3 Light Industry District to DS-5 Downtown Service District

Purpose: The subject property includes 33,355 square feet of land and is currently improved with a two-story commercial building. The Applicant proposes to rezone the property to convert the existing building into a restaurant with 9 parking spaces. There will be no change to the height or loading.

NO. 19711 (27th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4928

Common Address: 1463-1483 N Kingbury Street; 835-919 W Blackhawk Street; 1450-1472 N Dayton Street

Applicant: The Shops at Big Deahl LLC

Owner: The Shops at Big Deahl LLC

Attorney: DLA Piper

Change Request: C3-5 Commercial, Manufacturing and Employment District, and Business Planned Development No. 1292 to Business Planned Development No. 1292, as amended

Purpose: The Applicant requests a rezoning of the property located at 1463-1483 North Kingsbury Street / 835-919 West Blackhawk Street / 1450-1472 North Dayton Street in order to modify the boundaries of the Planned Development to include 15,524 additional square feet of land area, to establish subareas with the PD. and to add youth community recreation center and non-accessory parking as permitted uses.

NO. 19712 (27th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4929

Common Address: 1367-1377 w Fulton Market; 213-233 N Ogden Ave

Applicant: Trammell Crow Chicago Development, Inc.

Owner: Please see application for list of owners

Attorney: DLA Piper

Change Request: M2-3 Light Industry District to DX-5 Downtown Mixed Use District and then to a Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the M2-3 Light Industry District to the DX-5 Downtown Mixed-Use District then to a Business Planned Development to permit the construction of an approximately 13-story (303') commercial building containing approximately 315,333 square feet of commercial space and approximately 116 parking spaces, and accessory and incidental uses

NO. 19714-T1 (27th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4931

Common Address: 456 N May Street

Applicant: EZMB LLC

Owner: EZMB LLC

Attorney: Daniel Lauer

Change Request: M2-2 Light Industry District to B2-3 Neighborhood Mixed-Use District

Purpose: The applicant intends to construct a three (3) dwelling unit building with a basement and a partial fourth floor. There will be three garage parking spaces provided at the rear of the property. The footprint of the building shall be approximately 20 feet 6 inches by 72 feet in size. The building height shall be 16 feet 6 inches high, as defined by city code

NO. 19721 (27th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4985

Common Address: 1341-1355 W Augusta Boulevard

Applicant: Polish Roman Catholic Union of America

Owner: Polish Roman Catholic Union of America

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District and C1-2 Neighborhood Commercial District to B2-1 Neighborhood Mixed Use District

Purpose: The Applicant is seeking a zoning change in order to permit the location and establishment of an accessory parking lot (14,965 square feet), at the subject site, which will provide additional vehicular parking for the headquarters of the Polish Roman Catholic Union of America (PRCUA) - which is located on the adjacent property (984 North Milwaukee Avenue). The new parking lot will contain forty-five (45) standard vehicular spaces, which will be paved in concrete. There will also be a small landscaped water retention area (4,102 square feet), located along the west end of the site.

NO. 19700-T1 (26th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4956

Common Address: 2129-2131 W Ohio St

Applicant: SRD Development LLC

Owner: SRD Development LLC

Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz, Ltd

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

Purpose: After rezoning, Lot 12 2129 W Ohio will remain zoned at RS-3 to allow for a single family residence. Lot 13, 2131 W Ohio will be rezoned to an RM-5 and will remain a 3 story, 4 dwelling unit residential building standing 35 feet 6 inches tall. No changes will be made to the existing building. 3 parking spaces will be provided.

NO. 19720 (26th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4984

Common Address: 2429 W Augusta Boulevard

Applicant: Castline Development LLC

Owner: Castline Development LLC

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story (with basement) multi-unit residential building, at the subject property. The new proposed building will contain a total of four (4) dwelling units. There will be onsite parking for four (4) vehicles, located at the rear of the property, with access off of the Public Alley. The new building will be masonry in construction and measure 45 feet-0 inches (approx.) in height.

NO. 19722 (26th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4980

Common Address: 3579 W Dickens Ave

Applicant: One Tail at a Time LLC

Owner: Prakash and Dharmishta Rami

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The existing high one-story (with basement) building presently operates as a general retail grocery mart ('convenience store'), and - therefore, is nonconforming under the current Zoning Ordinance. The Applicant is seeking to convert the existing convenience store into an animal (dogs only) rescue shelter. As such, and in order to permit the location and establishment of an animal shelter/kennel - at the subject property, the Applicant is seeking a zoning change to bring the existing non-conforming building into compliance, under the current Zoning Ordinance. The proposed renovation and reuse plan calls for the interior build out of the existing building - only. No physical expansion of or to the existing building is intended or required. The existing building is, and will remain, masonry in construction and measures 20 feet-0 inches (approx.) in height. There will be onsite surface parking, for at least three (3) vehicles, located at the rear of the building.

NO. 19694 (25th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4966

Common Address: 1044-1052 W Van Buren St

Applicant: Tandem Partners LLC

Owner: See application for list of owners

Attorney: Katriina McGuire c/o Thompson Coburn LLP

Change Request: DS-3 Downtown Service District to DX-7 Downtown Mixed Use District and then to a Residential Business Planned Development

Purpose: A proposed development of a 21-story, 231' tall mixed use building with 201 residential dwelling units and ground floor retail space, and 73 parking spaces, located within 663' from the CTA Halsted Street Blue Line entrance.

NO. 19695 (25th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4967

Common Address: 1115-1143 W Van Buren ST

Applicant: Tandem Partners LLC

Owner: Chicago Auto Center LTD

Attorney: Katriina McGuire c/o Thompson Coburn LLP

Change Request: DS-3 Downtown Service District to DX-7 Downtown Mixed Use District and then to a Residential Business Planned Development

Purpose: Proposed development of a 24-story, 258' tall mixed use building with 210 residential dwelling units and ground floor retail, with 7 parking spaces and located 410' from the CTA Racine Blue Line Station entrance. The existing office building and parking spaces located at 1133-43 W Van Buren will remain.

NO. 19717 (25th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4940

Common Address: 2345 S Leavitt St

Applicant: Daniel Ibanez

Owner: Daniel Ibanez

Attorney: Rolando Acosta

Change Request: B3-1 Community Shopping District to RM5 Residential Multi Unit District

Purpose: The subject property measures 2,508 square feet and is improved with a three-story mixed use residential building containing one ground floor commercial space, three residential units, no parking or loading. The Applicant proposes to rezone the property to allow for the conversion of the one commercial unit into a residential dwelling units for a total of 4 residential dwelling units, with no parking or loading. There will be no other changes to the building.

NO. 19690 (20th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4960

Common Address: 6061 S Wentworth Ave

Applicant: KJM/RPM Wentworth Investors LLC

Owner: KJM/RPM Wentworth Investors LLC

Attorney: Frederick Agustin

Change Request: C1-1 Neighborhood Commercial District to C2-2 Motor Vehicle Related District

Purpose: The existing 3-story, commercial/industrial building will remain. The reason for this change is to rehabilitate the existing building. When complete, there will be around 17,000-18,000 SF of commercial/industrial space at grade. The 2nd and 3rd floors of the existing building will contain a total of sixteen (16) dwelling units containing approximately 800-900 SF. Moreover, there will be at least sixteen (16) parking spaces to serve the existing building located across the street at 6121 S. Wentworth, Chicago, IL. This off-site lot will require special use approval from the Zoning board of Appeals.

NO. 19689 (2nd WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4959

Common Address: 2070-2112 N Clybourn Ave

Applicant: Please see application for list of applicants and owners

Owner: Please see application for list of applicants and owners

Attorney: David Ruttenberg

Change Request: M1-2 Limited Manufacturing District and C1-2 Neighborhood Commercial District to C1-2 Neighborhood Commercial District

Purpose: Continue use of the property as a 35,469 square foot single-story shopping center with 103 parking spaces.

NO. 19713 (2nd WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4930

Common Address: 1505-1535 N Dayton St

Applicant: Structured Development LLC

Owner: The Menomonee Club

Attorney: DLA Piper

Change Request: C3-5 Commercial, Manufacturing and Employment District to C1-5 Neighborhood Commercial District and then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the property located at 1505-1535 North Dayton from the C3-5 Commercial, Manufacturing, and Employment District to the C1-5 Neighborhood Commercial District and then to a Residential Planned Development in order to allow for the construction of a residential multi-unit building containing 197 residential dwelling units, 56 vehicular parking spaces, together with accessory and incidental uses.

NO. 19691 (1st WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4962

Common Address: 2501-19 W Armitage Ave

Applicant: 2501 Armitage LLC

Owner: 2501 Armitage LLC

Attorney: Thomas Moore

Change Request: Residential Business Planned Development 1247 to Residential Business Planned Development 1247, as amended

Purpose: Applicant seeks to amend the planned development to make the tenant space compliant for a tavern and packaged goods license

NO. 19696 (1st WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4941

Common Address: 2915-23 W Armitage Ave; 1945-51 N Richmond St

Applicant: Solemn Oath Brewery LLC

Owner: BAS 3 Development LLC

Attorney: Law Office of Mark J Kupiec

Change Request: B3-5 Community Shopping District to C1-5 Neighborhood Commercial District

Purpose: To obtain a Tavern License and a Packaged Goods License in order to establish a brewery within the existing commercial space on the ground floor approximately 4,000 square feet of commercial space no parking; existing 4 story, existing height: 50 feet 6 inches

NO. 19701 (1st WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4957

Common Address: 532 N Ogden Ave

Applicant: Simon Yoo

Owner: Simon Yoo

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is proposing to convert the detached grade level retail unit to a residential unit. The three (3) existing residential units will remain without change, which, together with the converted unit, would thereby make for a total of four (4) residential units at the subject property. The existing one-story retail building is masonry in construction, and will remain as is physically. The existing buildings at the subject property are_ 90 years old, and are served by three (3) surface parking spaces

NO. 19703 (1st WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4964

Common Address: 2246 N Western Ave

Applicant: MF Group LLC

Owner: MF Group LLC

Attorney: Law Office of Mark J Kupiec

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

Purpose: To build a four story mixed-use building with a commercial unit on the ground floor (approximately 900 square feet) and 3 dwelling units on the upper floors; 3 parking spaces; height: 45 feet 2 inches

NO. 19705-T1 (1st WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4971

Common Address: 2138 N Rockwell St

Applicant: Markettrade Property Services LLC

Owner: Markettrade Property Services LLC

Attorney: Thomas Moore

Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: Applicant seeks to construct a new 4 unit masonry building 49 feet in height with basement, and 4 enclosed parking spaces.

NO. 19708 (1st WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4975

Common Address: 2000-16 N Milwaukee Ave; 2438-54 W Armitage Ave

Applicant: RSRC Armitage LLC

Owner: RSRC Armitage LLC

Attorney: Rolando Acosta

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

Purpose: The subject property measures 11,106.85 square feet and is improved with a four-story mixed use residential building containing ground floor commercial space, Four commercial units above the ground floor, eleven residential dwelling units on the upper floors, fifteen parking spaces, and one loading berth. The Applicant proposes to rezone the property to allow for the conversion of the four commercial units above the ground floor into residential dwelling units for a total of 15 residential dwelling units. There will be no other changes to the building.

NO. 19710 (1st WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4977

Common Address: 1511-13 W Ohio Ave

Applicant: 1500 Ohio LLC

Owner: 1500 Ohio LLC

Attorney: Law Office of Mark J Kupiec

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

Purpose: To demolish the existing buildings and build a new 3 story, 6 dwelling unit residential building; 6 parking spaces; no commercial space: 3 story, height 37'-10"