

**Deferred Agenda  
Committee on Zoning, Landmarks & Building Standards  
Meeting of November 17, 2015**

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**NO. 17984-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2321**

**Common Address:** 2350-2540 N Elston Ave and 2464-2498 N Leavitt Street

**Applicant:** M.K . Reality, Inc. (Marc Kahan)

**Owner:** Elston Development Joint Venture LLC

**Attorney:** Rolando Acosta

**Change Request:** M2-3 Light Industry District to C1-1 Neighborhood Commercial District

**Purpose:** One story retail strip center consisting of two buildings, 66 parking spaces and one loading berth. One of the two buildings will contain approximately 12,027 sq. ft. and be used for retail. The other building will contain approximately 3,474 sq. ft. and will be used for a restaurant with a drive-thru and a retail store.

**NO.18451T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7/29/2015)**  
**DOCUMENT #O2015-5331**

**Common Address:** 1933-1935 West Ohio Street, Chicago, Illinois

**Applicant:** Maria Nolfi

**Owner:** Maria Nolfi

**Attorney:** Daniel G. Lauer

**Change Request:** RS-3 Residential Single-unit (Detached house) District to RM-4.5 Residential Multi-unit District

**Purpose:** The Applicant intends to construct a two unit residential building with a two car garage at 1935 West Ohio Street. The property located at 1933 West Ohio, is included due to being a zoning lot. As Defined by section 17-17-02197, the zoning lot will be divided into two 24 feet by 95 feet lots no changes will be made to the existing building at 1933 West Ohio which is 23 feet 4 inches in height. The footprint of the building at 1935 West Ohio will be 19 feet by 60 feet in size and the height will be 37 feet 10 inches high

**NO.18477 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6355**

**Common Address:** 1654-56 N Rockwell St; 2609-2611 W Wabansia Ave

**Applicant:** 3FLTH IV LLC Holdings 5

**Owner:** 3FLTH IV LLC Holdings 5

**Attorney:** Thomas Moore

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

**Purpose:** in order to allow for the commercial unit on the first floor of building 2 to be converted to a residential dwelling unit for a total of 2 residential dwelling units. There are 6 residential dwelling units in building 1 and will remain as existing. The height of building 1 is 40 feet and will remain as existing, no change. The height of building 2 is 30 feet and will remain as existing, no change

**NO.18504 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6402**

**Common Address:** 1744 N California Ave

**Applicant:** David Kaeding

**Owner:** David Kaeding

**Attorney:** Thomas Moore

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

**Purpose:** Applicant proposes to construct a rear one story addition to the 1<sup>st</sup> floor residential dwelling unit and attach the two car garage with roof deck to the existing dwelling units. The height of the existing building will remain as is.