

Meeting Of The Committee on Zoning Landmark & Building Standards

MONDAY, JULY 18, 2016 AT 10:00 AM
COUNCIL CHAMBERS, 2nd Floor, 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 Reverse Numerical Order
According to Ward

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NO. A-8233 (43rd WARD) ORDINANCE REFERRED (5-18-16)
DOCUMENT # O2016-3989

Common Address: A line 363.1 feet south of and parallel to West Armitage Ave; North Bissell Street; a line 387.1 south of and parallel to West Armitage Ave; a right of way of Elevated & Subway Chicago Rapid Transit Lines

Applicant: Alderman Michele Smith

Change Request: RM-5.5 Multi Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8232 (36th WARD) ORDINANCE REFERRED (5-18-16)
DOCUMENT # O2016-3968

Common Address: 6934-70 W Grand Ave

Applicant: Alderman Gilbert Villegas

Change Request: C2-1 Motor Vehicle Related Commercial District to RS3 Residential Single-Unit (Detached House) District

NO. A-8231 (35TH WARD) ORDINANCE REFERRED (5-18-16)
DOCUMENT # O2016-3967

Common Address: 3572 W Palmer St.

Applicant: Alderman Carlos Ramirez-Rosa

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

NO. A-8230 (32nd WARD) ORDINANCE REFERRED (5-18-16)
DOCUMENT # O2016-3965

Common Address: 2348-52 N Elston Ave

Applicant: Alderman Scott Waguespack

Change Request: M3-3 Heavy Industry District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8228 (26th WARD) ORDINANCE REFERRED (5-18-16)
DOCUMENT # O2016-3999

Common Address: 3456-58 West North Ave

Applicant: Alderman Roberto Maldonado

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

NO. A-8229 (26th WARD) ORDINANCE REFERRED (5-18-16)
DOCUMENT # O2016-3997

Common Address: 3508-16 West North Ave

Applicant: Alderman Roberto Maldonado

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

NO. 18859 (48th and 47th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4777

Common Address: 5036-5066 N Broadway; 1201-1213 W Carmen Ave; 5047-5065 N Broadway; 5077-5085 N Broadway and 1125-1145 W Winona Street

Applicant: Broadway 5050 LLC

Owner: See application for list of owners

Attorney: Paul Shadle and Katie Jahnke Dale

Change Request: B1-2 Neighborhood Shopping District to C2-5 Motor Vehicle Related District and then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the C2-5 Motor Vehicle-Related Commercial and B1-2 Neighborhood Shopping Districts to a unified C2-5 Motor Vehicle-Related Commercial District then to Residential-Business Planned Development to allow for the re-use of the existing 11- and 6-story commercial buildings and construction of a new +/- 90'6" residential building containing an overall FAR of 5.0, up to 710 dwelling units, accessory parking, commercial uses on the ground floor, and accessory and incidental uses

NO. 18874 (48th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4800

Common Address: 6250 N Sheridan Road and 6217-21 N Kenmore Ave

Applicant: Convent of the Sacred Heart of Chicago IL

Owner: Convent of the Sacred Heart of Chicago IL

Attorney: Joe Gattuso

Change Request: Institutional Planned Development No. 788 and RM-6 Residential Multi Unit District to Institutional Planned Development as amended

Purpose: The property will continue to be used as a school including related and accessory uses.

NO. 18846 (47th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4764

Common Address: 3210 N Lincoln

Applicant: Lincoln Belmont Retail Investors II, LLC

Owner: Lincoln Belmont Retail Investors II, LLC

Attorney: John B Lower

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

Purpose: Proposed use of property after rezoning is for a permitted use massage establishment business. Subject property is an existing 1 story retail/commercial building of approximately 3,200 sq. ft. No dwelling units. No parking spaces.

NO. 18884-T1 (47th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4810

Common Address: 2244 W Irving Park Road

Applicant: 2244 West Irving LLC

Owner: Manuel and Eleazer Guerrero

Attorney: Tyler Manic, Schain Banks

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

Purpose: To allow for the proposed construction a 4-story building with 3 residential dwelling units and a ground floor commercial space containing .800 square feet with 3 parking spaces. The building height is 46 feet 5 inches

NO. 18862 (46th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4781

Common Address: 4525 N Kenmore Ave

Applicant: Morningside Stewart LLC

Owner: Morningside Stewart LLC

Attorney: Edward Kus

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to a Residential Planned Development

Purpose: Building will contain 64 dwelling units with a minimum of 28 on-site parking spaces. There is no commercial space. The height of the existing building is approximately 69 feet.

NO. 18870 (44th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4789

Common Address: 1342-1344 W Belmont Ave

Applicant: Hibernian Development LLC

Owner: Hibernian Development LLC

Attorney: Thomas Moore

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

Purpose: To build a 4 story building with 2 residential dwelling units on the 2nd, 3rd and 4th floor, for a total of 6 residential dwelling units and one commercial space on the first floor. The height of the building will be 50 feet. There will be 6 parking spaces.

NO. 18873 (44th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4799

Common Address: 922-924 W George St.
Applicant: AG 922 W George Owner LLC
Owner: AG 922 W George Owner LLC
Attorney: John George
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District
Purpose: Existing 3 Story 12 unit residential building with a height of 41'-4" and 10 existing parking spaces.

NO. 18850-T1 (43rd WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4768

Common Address: 642 W Deming Place
Applicant: Catholic Bishop of Chicago
Owner: Catholic Bishop of Chicago
Attorney: Thomas Moore
Change Request: RS2 Residential Single-Unit (Detached House) to RM-5 Multi Unit District
Purpose: To expand the existing parish building to add accessible entryway.

NO. 18875-T1 (43rd WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4801

Common Address: 2542-2550 N Halsted
Applicant: Hickorty Dickory Dock Trust
Owner: Hickorty Dickory Dock Trust
Attorney: Thomas Moore
Change Request: B3-3 Community Shopping District to C1-5 Neighborhood Commercial District
Purpose: In order to allow for the expansion of the existing restaurant, bar and PPA business at 2546-50 N Halsted with commercial space on the ground floor and partial second floor totaling 12,480 square feet, and 2 additional residential dwelling units on the second and third floors for a total of 3 dwelling units. The height of the building will be 34'6" and there will be 3 parking spaces

NO. 18881 (42nd WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4807

Common Address: 57-61 W Erie St

Applicant: LG Development LLC -61 West Erie Series

Owner: Suzanne Anderson and LG Development Group, LLC-61 West Erie Series

Attorney: Meg George

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

Purpose: The applicant intends to develop the vacant piece into a 12 story residential building with 10 dwelling units and 11 accessory parking spaces. The existing residential building will remain

NO. 18878 (40th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4804

Common Address: 6135-6137 N Ravenswood Ave

Applicant: Grasshopper Development LLC

Owner: John Winandy and Troy Winandy

Attorney: Thomas Moore

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

Purpose: In order to allow for the construction of a townhouse development with 6 residential dwelling units and 6 parking spaces. The height of the buildings will be 38'

NO. 18844-T1 (33rd WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4762

Common Address: 3336 W Irving Park Road

Applicant: Og Management

Owner: 3336 West Irving Park Road LLC

Attorney: Daniel Lauer

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

Purpose: A mixed-use building, one commercial and three residential dwelling units with three off-street parking spaces accessed from the alley. The footprint of the building will be 25 feet x 85 feet, and 50 feet height.

NO. 18883 (33rd WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4809

Common Address: 3035-37 W Belmont

Applicant: Bloomhill Homes, Inc.

Owner: Bloomhill Homes, Inc.

Attorney: Lawrence Lusk

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

Purpose: Property will be re-developed into a 3 Story, 6 Dwelling Unit Residential Condominium with 6 parking spaces and an approximate height of 36 feet.

NO. 18841-T1 (32nd WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4759

Common Address: 2331-2333 West Montana Street

Applicant: Indeco Holdings

Owner: Mark Koras

Attorney: Daniel Lauer

Change Request: M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To allow construction of a single-family home with a garage at 2331 West Montana. The footprint of the new home will be 19 feet by 55 feet 5 inches, and the height will be 38 feet as defined by city code.as for 2333 West Montana the existing structure is to remain, no change proposed; to the existing 2-story, no change in height proposed. The applicant intends to rehab the property at 2333 West Montana.

NO. 18855 (32nd WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4773

Common Address: 2239 West Belmont Ave

Applicant: GTOA Real Estate Investments LLC

Owner: GTOA Real Estate Investments LLC

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story residential building and a new detached garage, at the subject site. The existing building, at the property, will be razed. The new- proposed building will contain a total of three (3) dwelling units. The two new detached garage will provide onsite parking for three (3) vehicles and be located at the

rear of the subject lot. The new proposed building will be masonry in construction and measure 45'-0" in height.

NO. 18858 (32nd WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4776

Common Address: 1314-1318 W Wrightwood Ave

Applicant: DSSG 13 LLC

Owner: DSSG 13 LLC

Attorney: Law Office of Samuel VP Banks

Change Request: C1-2 Neighborhood Commercial 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 multi-unit residential building (Lot 23) and the rehabilitation of the existing building (Lot 23). The new proposed three-story (with basement) building, on Lot 24, will contain a total of three (3) dwelling units. There will also be onsite parking, for three (3) vehicles, located in a new detached garage, at the rear of the building (Lot 24). The Applicant intends to preserve the existing three-story mixed-use building, on Lot 23, and to convert the existing grade-level commercial (restaurant) space into a dwelling unit. The existing four (4) dwelling units - located on floors 2 thru 3, of the existing building, will remain - for a total of five (5) dwelling units within the existing building (Lot 23). The existing one-story addition, off of the rear of the existing building - however, will be razed to allow for the location and establishment of five (5) exterior parking spaces at the rear of the Lot (23). Each building is and/or will remain masonry in construction and measure less than 50'-0" in height.

NO. 18857 (31st WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4776

Common Address: 5622-24 W Diversey Ave

Applicant: Peter D'Agostino

Owner: Peter D'Agostino

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story mixed-use building, at the subject site. The existing building, at the property, will be razed. The new proposed building will contain one (1) commercial/retail space - at grade level, and four (4) dwelling units - above (on and between the 2nd thru 4th floors). There will be outdoor parking for four (4) vehicles, located at the rear of the building (lot), with Access via the public alley. The new proposed building will be masonry in construction and measure 36'-8" in height

NO. 18852-T1 (28th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4770

Common Address: 2412-20 W Cermak

Applicant: Jorge Jimenez

Owner: Jorge Jimenez

Attorney: Law Office of Samuel VP Banks

Change Request: B1-1 Neighborhood Shopping District and M2-3 Light Industry District to B3-1 Community Shopping District

Purpose: The Applicant is proposing to adapt and reuse the existing one-story retail building located at the subject property. The Applicant intends on establishing a general restaurant within one (1) of the newly created retail units. Five (5) additional retail units will also be located within the building. The renovated building will contain 12,130 sq. ft. of total building area. The building will remain 21 feet 6 inches in height. Thirty-six (36) onsite surface parking spaces will be located on the west side of the subject lot.

NO. 18863 (28th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4782

Common Address: 1430 W Fillmore

Applicant: 1430 W Fillmore LLC

Owner: 1430 W Fillmore LLC

Attorney: Law Office 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 proposing to develop the subject property with a new three-story building that will contain six (6) dwelling units. The proposed residential building will be masonry construction. The proposed building will be 35 feet 4 inches in height. Onsite parking for six (6) cars will be located in a garage at the rear of the lot

NO. 18885 (28th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4811

Common Address: 734-736 S California Ave

Applicant: Anna Gutkowska

Owner: Chicago Title Land Trust Co. Tr#8002370319

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To convert the existing 2 commercial units into 2 dwelling units within the existing 3-story building (for a total of 6 DU within the existing building); 6

parking spaces; no commercial space; existing height - no changes proposed 39 feet.

NO. 18847 (27th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4765

Common Address: 848-56 W Randolph St; 151-63 N Peoria

Applicant: 854 West Randolph LLC

Owner: 854 West Randolph LLC

Attorney: Rolonda Acosta

Change Request: Business Planned Development No 1286 to Business Planned Development No 1286, as amended

Purpose: Eleven story with penthouse (142.0 ft. in height) hotel building with approximately 12,000 sq. ft. of restaurant/lounge area, 119 hotel rooms, 35 off-site parking spaces and one loading berth.

NO. 18861 (27th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4779

Common Address: 100-136 N Carpenter Street; 1033-1057 W Randolph St; 101-137 N Aberdeen St; 1032-1056 W Washington Boulevard

Applicant: 110 N Carpenter St LLC

Owner: 110 N Carpenter St LLC

Attorney: Rich Klawiter and Katie Jahnke Dale

Change Request: DX-3 Downtown Mixed Use 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 DX-3 Downtown Mixed-Use District to the DX-5 Mixed-Use District then to a Business Planned Development to permit the construction of an approximately +/-150' commercial building with a minimum of 87 parking spaces, and accessory and incidental uses.

NO. 18864-T1 (27th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4783

Common Address: 727 N Milwaukee Ave

Applicant: MB 1001 LLC

Owner: MB 1001 LLC

Attorney: Law Office of Samuel VP Banks

Change Request: M1-3 Limited Manufacturing/Business Park District to B3-5 Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new two-story (with roof deck) mixed-use building at the subject site. The existing one-story building will be razed to allow for the new development. The new proposed building will contain retail space (3,805 square feet) at grade-level, with additional office and/or retail space (3,662 square feet) - above (2nd floor). The Applicant also intends on locating a roof deck, above the 2nd floor, for the exclusive use of the building's tenants. No onsite

parking is required or intended for the proposed building. The new building will be masonry and glass in construction and measure 44 feet-8 inches in height

NO. 18865-T1 (27th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4784

Common Address: 513 N May St

Applicant: Keeper Property Holdings LLC

Owner: Keeper Property Holdings LLC

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is seeking to amend the previously approved Type I Rezoning (App. No. 18339T1), in order to redevelop the subject property with a new three-story (with basement), three-unit, all residential building and a new detached (three-car) garage, pursuant to a new set of plans. The new proposed building will be masonry and glass, in construction, and measure 37 feet-9½ inches in height.

NO. 18866-T1 (27th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4785

Common Address: 1128 W Fry St

Applicant: Vagabond Properties LLC

Owner: Vagabond Properties LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the erection of a three-story addition. off the rear of the existing two-story residential building, which will connect to the existing detached garage, over which the Applicant is also seeking to erect a two-story addition - which will result in the establishment of a single (unified) building, at the subject site. The existing two-story residential building, with the new three-story (connector) rear addition, will continue to contain a total of three (3) dwelling units. The proposed two-story rear addition, intended for over the existing garage, which will be connected to the existing two-story building (with three-story rear addition), will contain one (1) new dwelling unit (between the 2nd thru 3rd floors) - for a total of four (4) dwelling units to be established at the property. There will continue to be onsite parking for a total of three (3) vehicles, within the floor of the garage, off the rear of the property. Due to its close proximity to the CTA Blue Line Station, the Applicant is seeking a reduction in the amount of required parking, at the site, from four (4) spaces to three (3) spaces - pursuant to the Transit Oriented Development (TOD) Ordinance. The new additions will be masonry in construction, to match the existing structures, and will measure 38 feet in height.

NO. 18854 (26th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4772

Common Address: 2512 W Division

Applicant: 2512 Division LLC

Owner: 2512 Division LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B1-1 Neighborhood Shopping District to B3-2 Community Shopping District

Purpose: The Applicant is proposing to develop the subject property with a new four-story mixed-use building that will contain 1,915 sq. ft. of retail space at grade, and a total of six (6) residential dwelling units above. The proposed mixed-use building will be masonry construction. The proposed building will be 42 feet 7 inches in height. Onsite parking for six (6) cars will be located at the rear of the lot.

NO. 18867 (26th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4786

Common Address: 2900 W Chicago Ave

Applicant: Sheila and Sol Winer

Owner: Sheila and Sol Winer

Attorney: Gary Wigoda

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

Purpose: The subject property will be used in the same manner as currently, as a Class 2 Recycling Facility. There will be no change in the existing building, only the addition of outdoor storage

NO. 18871-T1 (25th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4790

Common Address: 1700 S Clinton

Applicant: Rigoberto Sanchez

Owner: Rigoberto Sanchez

Attorney: Thomas Moore

Change Request: M2-3 Light Industry District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: In order to allow for the construction of a single family residential dwelling unit and 2 parking spaces. The height of the building will be 28' 0" with garage parking for 2 cars.

NO. 18845-T1 (5th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4763

Common Address: 2246-2256 E 73rd Street

Applicant: SD 87th Property LLC

Owner: SD 87th Property LLC

Attorney: Lewis Powell III

Change Request: B1-1 Neighborhood Shopping District and RS2 Residential Single-Unit (Detached House) to B1-5 Neighborhood Shopping District

Purpose: The re-establishment of a 2,500 square foot daycare facility in the existing one story 4,910 square foot building with no off-street parking spaces.

NO. 18872 (3rd WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4798

Common Address: 1354-1408 S Wabash

Applicant: Landmark Wabash LLC

Owner: 1240 South Wabash Corporation

Attorney: John George

Change Request: DX-7 Downtown Mixed Use District to a Residential Business Planned Development

Purpose: 24 Story 280 foot tall building containing 296 dwelling units with approximately 4,500 sq. ft. of commercial space on the ground floor and 80 on-site parking spaces.

NO. 18877 (3rd WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4803

Common Address: 253 W 43rd St.

Applicant: Harpeet Bawa

Owner: Chicago Title Land Trust Co. #8002363765

Attorney: Barry Ash

Change Request: B3-1 Community Shopping District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Two dwelling units, two parking spaces. There is no commercial space

NO. 18840 (2nd WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4758

Common Address: 1542 W Augusta Blvd

Applicant: Profus Construction Corp

Owner: Profus Construction Corp

Attorney: Daniel Lauer

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

Purpose: The applicant intends to construct a 3-story building, consisting of three (3) residential dwelling units with basement. There will be three (3) parking spaces in the rear of property. The footprint of the building shall be approximately 19 feet by 78 feet 6 inches in size, and the building height shall be 40 feet 10 inches. As defined by city code.

NO. 18843 (2nd WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4761

Common Address: 1232 N Noble St

Applicant: EZMB LLC

Owner: EZMB LLC

Attorney: Daniel Lauer

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

Purpose: The applicant intends to construct a 4-story building, consisting of three (3) residential dwelling units with three (3) garage parking spaces. The footprint of the building shall be approximately 20 feet by 78 feet 2 inches in size, and the building height shall be 44 feet 11 inches, as defined by city code.

NO. 18856 (2nd WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4774

Common Address: 1448 W Chestnut

Applicant: 1448 W Chestnut, Inc.

Owner: 1448 W Chestnut, Inc.

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is proposing to develop the subject property with a new four-story building that will contain a total of three (3) dwelling units. The proposed building will be masonry in construction. The proposed building will be 44 feet 11

inches in height. Onsite parking for three (3) cars will be located at the rear of the subject lot

NO. 18860 (2nd WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4778

Common Address: 9 West Walton Street

Applicant: West Walton Chicago Investors LLC

Owner: 9 West Walton Condominium Developer LLC

Attorney: Paul Shadle and Katie Jahnke Dale

Change Request: Residential Business Planned Development No. 1043 to Residential Business Planned Development No 1043, as amended

Purpose: The Applicant requests a rezoning of the subject property Residential-Business Planned Development Number 1043 to Residential-Business Planned Development Number 1043, as amended to allow for construction of a residential building containing approximately 71 dwelling units, approximately 74 parking spaces, ground floor commercial/retail space and accessory and incidental uses

NO. 18882 (2nd WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4808

Common Address: 1300 N Dearborn Parkway

Applicant: 1300 Dearborn Property, LLC

Owner: 1300 Dearborn Property, LLC

Attorney: Edward Kus

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

Purpose: This Chicago Landmark building will remain as is. There will be no physical change. The entire building will continue to be used for retail sales and a restaurant. There are no parking spaces on-site

NO. 18842 (1st WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4760

Common Address: 1628 N Western Ave

Applicant: Kevin Newell

Owner: Kevin Newell

Attorney: Daniel Lauer

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

Purpose: The applicant intends to construct a 3 story, three (3) dwelling unit building with a basement and a three (3) car garage. The footprint of the building will be 20 feet 4 inches by 76 feet 11 inches in size and the height of the building shall be 38 feet high, as defined by city zoning code.

NO. 18848 (1st WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4766

Common Address: 1313-17 W Ancona Street

Applicant: Guardian Properties LLC

Owner: Julio Delvalle

Attorney: Rolando Acosta

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Three single family homes, two stories (27 ft. 2 in) in height containing approximately 1,871 sq. ft. and an attached one-car garage

NO. 18849-T1 (1st WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4767

Common Address: 1328-34 W Grand Ave

Applicant: Stepline Grand LLC

Owner: 1332 West Grand LLC

Attorney: Michael Ezgur

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

Purpose: The Applicant proposes to construct a new four story building consisting of 14 residential dwelling units and 14 parking spaces and no loading berth. The height of the proposed building is 57 feet.

NO. 18851-T1 (1st WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4769

Common Address: 1739 N Humboldt

Applicant: L&MC Investments LLC

Owner: L&MC Investments LLC

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is proposing to develop the subject property with a new three-story building containing seven (7) residential dwelling units. The proposed building will be masonry construction. The proposed building will be 37 feet 10

inches in height. Onsite parking for seven (7) cars will be located at the rear of the lot.

NO. 18853 (1st WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4771

Common Address: 1512 W Huron St.

Applicant: 1512 W Huron LLC

Owner: 1512 W Huron LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential 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 site. The Applicant intends to raze the existing building. The new proposed building will contain a total of three (3) dwelling units. There will also be onsite parking, for three (3) vehicles located in a new detached garage, at the rear of the building (lot). The new proposed building will be masonry in construction and measure 38'-11 ½" in height.

NO. 18868-T1 (1st WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4787

Common Address: 1244 W Race Ave

Applicant: Scott Kramer

Owner: Scott Kramer

Attorney: Thomas Moore

Change Request: RM-5 Multi Unit District to RM-5.5 Multi Unit District

Purpose: In order to construct a new 3 story, one family residential dwelling unit building with an attached two car garage. The height of the building will be 44'9"

NO. 18869-T1 (1st WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4788

Common Address: 2614-18 W Fullerton Ave

Applicant: 2240 N Milwaukee LLC

Owner: 2240 N Milwaukee LLC

Attorney: Thomas Moore

Change Request: B3-1 Community Shopping District to B3-3 Community Shopping District

Purpose: To construct a 4 story, 14 residential dwelling unit building with 15 indoor parking spaces and first floor commercial space. The height of the building will be 53' - 4"

NO. 18876 (1st WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4802

Common Address: 1612 W Huron St
Applicant: Lucy Greenlee
Owner: Lucy Greenlee
Attorney: Gordon & Pikarski
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The project will maintain the existing single family residence at. No commercial space is proposed. The home will maintain the existing parking and height

NO. 18879-T1 (1st WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4805

Common Address: 1811 N California
Applicant: Gino Battaglia
Owner: James Battaglia
Attorney: Dean Maragos
Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: There will be 4 residential dwelling units, 4 parking spaces, height of 45 ft. and minimum lot per dwelling unit of 1,180 sq. ft

NO. 18880 (1st WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #02016-4806

Common Address: 1800 W Chicago Ave; 808-810 N Wood Street
Applicant: O & J Investments LLC
Owner: O & J Investments LLC
Attorney: Thomas Murphy
Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: Building will have 5 rental dwelling units, no parking, existing pharmacy is approx. 2100 sq. ft. and will remain. Height of building is 3 stories, approximately

33 feet high. No construction, some interior remodeling of former doctor's office only