

**SUMMARY OF A MEETING  
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS  
MEETING OF February 22, 2018  
TO BE REPORTED OUT FEBRUARY 28, 2018**

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**MA-247 (MAYORAL APPLICATION) APPOINTMENT REFERRED (1-17-18)**  
**DOCUMENT NO. A2018-2**

Appointment of Amanda M Carter as a member of the Electrical Commission for a term effective immediately to succeed Morris Toporek, who has resigned

**NO. A-8364 (1<sup>st</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT # O2017-8991**

**Common Address:** 1831-33 N California Ave

**Applicant:** Alderman Proco Joe Moreno

**Change Request:** B2-3 Neighborhood Mixed-Use District to B3-1 Community Shopping District

**NO. A-8365 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT # O2017-8992**

**Common Address:** 1309 W Belden

**Applicant:** Alderman Brian Hopkins

**Change Request:** M1-2 Limited Manufacturing District to RS1 Residential Single Unit (Detached House) District

**NO. A-8371 (6<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT # O2018-636**

**Common Address:** 6745-6859 South Normal Avenue; 300-458 West 69<sup>th</sup> Street

**Applicant:** Alderman Roderick Sawyer

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
To an Institutional Planned Development

**NO. A-8369 (9<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT # O2018-638**

**WITHDRAWN**

**Common Address:** 418 E 107<sup>th</sup> St

**Applicant:** Alderman Anthony Beale

**Change Request:** B3-2 Community Shopping District to RS3 Single Unit (Detached House) District

**NO. A-8368 (4<sup>2nd</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT # O2017-8995**

**Common Address:** 435-51 N Jefferson St

**Applicant:** Alderman Brendan Reilly

**Change Request:** DX-7 Downtown Mixed Use District to a DS-5 Downtown Service District

**NO. 19512 (1<sup>st</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-658**

**Common Address:** 2537 W Homer St

**Applicant:** The Joinery LLC

**Owner:** The Joinery LLC

**Attorney:** Harlan Powell/ Webster Powell

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

**Purpose:** After rezoning the property will be used as an accessory to the adjacent property to the east which is built to the lot for 2533 W. Homer. The building that was existing at the time of purchase is operating as a gallery and event space and the applicant would like to use the subject property as a patio and deck on the north half of the lot (24' x 58'). Enclosed storage and two parking spaces on the south end of the lot. Applicant would also like to construct an aesthetically pleasing visual and sound dampening screen

**NO. 19525-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-680**

**Common Address:** 1722 W Grand Ave

**Applicant:** 1722 W Grand LLC

**Owner:** 1722 W Grand LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** C3-2 Commercial, Manufacturing and Employment District to B1-3 Neighborhood Shopping District

**Purpose:** The Applicant is seeking a zoning change to permit a new four-story mixed-use building at the subject property. The proposed building will contain retail space at grade and five (5) dwelling units above. Five (5) enclosed parking spaces will be provided onsite. The proposed building will be masonry in construction and measure 45 feet 2 inches in height.

**NO. 19487-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-9010**

**PASS AS AMENDED TO TYPE-1**  
**PASS AS SUBSTITUTED**

**Common Address:** 1702 N Washtenaw Ave

**Applicant:** Washtenaw Dev LLC

**Owner:** Washtenaw Dev 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 building and build a new 3 story 3 dwelling unit residential building; 3 parking spaces; no commercial space; 3 story, height 38 feet

**NO. 19048 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT #O2016-8617**

**PASS AS REVISED**

Common Address: 609-57 W North Ave/ 1542-60 N Ogden Ave

**Applicant:** WORP 601 WNA LLC  
**Owner:** F&S Plaza Limited Partnership  
**Attorney:** Michael Ezgur  
**Change Request:** B3-2 Community Shopping District to B3-5 Community Shopping District and then to a Planned Development  
**Purpose:** The Applicant proposes to construct a new 14 story, mixed-use building, with a height of 200 feet, consisting of approximately 30,000 square feet of ground floor commercial space, 365 residential dwelling units, 188 automobile parking spaces, 188 bicycle parking spaces and 2 loading berths

**NO. 19514 (4<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-667**

Common Address: 1400 E 47<sup>th</sup> St

**Applicant:** Lake Park Shopping Center, Corp  
**Owner:** Lake Park Shopping Center, Corp  
**Attorney:** Law Office of Mark J Kupiec  
**Change Request:** RM5 Residential Multi Unit District to B3-3 Community Shopping District  
**Purpose:** Existing retail shopping center to continue; approximately 22,036 square feet of commercial space; existing parking; existing one-story building; existing height - 19.1 feet - no change proposed.

**NO. 19499-T1 (6<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-158**

**PASS AS SUBSTITUTED**

Common Address: 6900-02 S Vernon Ave/ 421-25 E 69<sup>th</sup> Street

**Applicant:** Babu P LLC- Kay P LLC  
**Owner:** Babu P LLC- Kay P LLC  
**Attorney:** Frederick Agustin/ Maurides Foley Tabangay & Turner LLC  
**Change Request:** B3-1Community Shopping District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** Existing three-story building will remain. The building contains approximately 10,000 square feet. The zoning change will allow the conversion of the two (2) existing commercial/retail spaces at the ground floor into two (2) dwelling units for a total of twelve (12) dwelling units. Currently, there is no existing parking on-site. At least two (2) parking spaces will be located on-site to serve the two (2) additional dwelling units.

**NO. 19517 (11<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-667**

Common Address: 3149 S May St

**Applicant:** Leobardo Gaona Jr  
**Owner:** Leobardo Gaona Jr  
**Attorney:** Law Office of Mark J Kupiec  
**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** To obtain a building permit for a 3<sup>rd</sup> story addition to the existing 2 dwelling unit residential building Existing 2 car garage to remain; existing 2 DU to remain; no commercial space; 3 story / existing height 30' will remain.

**NO. 19522 (12<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-673**

**PASS AS SUBSTITUTED**

**Common Address:** 3403 S Wood St

**Applicant:** Juan Becerra

**Owner:** Juan Becerra

**Attorney:** Rolando Acosta

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

**Purpose:** The Applicant proposes to add a dwelling unit on the second floor of the property for a total of two dwelling units on the property. No parking will be added. The height of the building will remain the same.

**NO. 19494 (20<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-651**

**Common Address:** 435-445 Marquette Road

**Applicant:** Greg Herring

**Owner:** Greg Herring

**Attorney:** Adella Deacon

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

**Purpose:** Owner will use vacant lot area of property to sell used cars and will use vacant single building as office. There will be no structural changes made to any structures on the property

**NO. 19415 (24<sup>th</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #02017-7360**

**Common Address:** 4700 W Harrison St

**Applicant:** Beulah Auto Inc

**Owner:** Petro G Boulahanis

**Attorney:** Sean Mulroney

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to M2-1 Light Industry District

**Purpose:** Auto repair garage with used car sales

**NO. 19511 (25<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-656**

**Common Address:** 1702 W 19<sup>th</sup> St

**Applicant:** Ricardo Clark

**Owner:** Rosa Arroyo

**Attorney:** Rolando Acosta

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

**Purpose:** The front building (approximately 24 feet in height) will be converted from a one residential dwelling unit building to a two residential dwelling unit building. The rear building (approximately 24 feet in height) will be converted from a two-story commercial building with two residential dwelling units. In total there will be four residential dwelling units on the property. There will be no off-street parking or loading. No exterior additions are proposed.

**NO. 19515 (25<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-665**

**Common Address:** 246-262 W 22<sup>nd</sup> Place

**Applicant:** Chinese Consolidated Benevolent Association of Chicago

**Owner:** Chinese Consolidated Benevolent Association of Chicago

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** Planned Development 1355 to B3-5 Community Shopping District

**Purpose:** To build an 8-story addition to the existing building with a community center to continue on the first and second floor (approximately 20,000 SF) and a maximum of 89 dwelling units for elderly housing on floors 2<sup>nd</sup> – 8<sup>th</sup> ; 24 parking spaces; height 75 feet.

**NO. 19481 (26<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-9002**

**Common Address:** 517-519 N Claremont

**Applicant:** CSS Capitol LLC

**Owner:** CSS Capitol LLC

**Attorney:** Law Offices of Samuel VP Banks

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

**Purpose:** to permit a proposed three story residential building that will contain five (5) dwelling units

**NO. 19374 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6218**

**PASS AS REVISED**

**Common Address:** 1114-1128 W Chicago 800-818 N Milwaukee Ave

**Applicant:** 1505 Milwaukee LLC

**Owner:** See application for owner

**Attorney:** Katie Jahnke Dale

**Change Request:** C1-2 Neighborhood Commercial District to C1-5 Neighborhood Commercial District and then to a Residential Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the C1-2 Neighborhood Commercial District to the C1-5 Neighborhood Commercial District then to a Residential-Business Planned Development to permit the construction of a 7-story building containing up to 106 residential units, 18 parking spaces and ground floor commercial uses.

**NO. 19473 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8982**

**PASS AS REVISED**

**Common Address:** 158-182 N Green St; 833-857 W Lake St; 163-185 N Peoria

**Applicant:** Bridgford Foods Corporation  
**Owner:** Bridgford Foods Corporation  
**Attorney:** Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP  
**Change Request:** Residential Business Planned Development No. 1354 to Residential Business Planned Development No. 1354, as amended  
**Purpose:** The Applicant requests a rezoning of the subject property from PD 1354 to PD 1354, as amended in order to allow for the removal of the portion of property that was previously intended to be a 5-story office building. No changes are proposed to the intended development of the property on the west side of North Green Street that will remain PD 1354.

**NO. 19474 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8983**

**PASS AS REVISED**

**Common Address:** 159-185 N Green St; 801-813/821-825 W Lake St; 162-184 N Halsted

**Applicant:** Spectre Partners LLC  
**Owner:** see application for list of owners  
**Attorney:** Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP  
**Change Request:** C3-1 Commercial, Manufacturing and Employment District, DX-5 Downtown Mixed Use District and Residential Business Planned Development NO. 1354 to a DX-7 Downtown Mixed Use District and DX-7 Downtown Mixed Use District to Residential Business Planned Development No. 1354, as amended  
**Purpose:** The Applicant requests a rezoning of the subject property from the C3-1 Commercial, Manufacturing and Employment District, DX-5 Downtown Mixed-Use District, PD 1359 and PD 1354 to a unified DX-7 Mixed-Use District then to PD 1359, as amended, to permit the construction of an approximately 17-story building with ground floor commercial and retail uses, office above, a minimum of 129 parking spaces, and accessory and incidental uses.

**NO. 19391-T1 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7044**

**PASS WITH SUBSTITUTE NARRATIVE & PLANS**

**Common Address:** 1328-1372 W Walton St.

**Applicant:** Noble Walton Venture LLC  
**Owner:** Noble Walton Venture LLC  
**Attorney:** Law Office of Samuel VP Banks  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** To permit the construction of eight (8) new three-and-half-story residential buildings, at the subject site. Seven (7) of the new buildings will contain a total of six (6) dwelling units and the eighth building will contain a total of five (5) dwelling units - for a total of forty-seven (47) dwelling units, at the site, in its entirety. Each new proposed building will have its frontage on Walton Street, with on-site parking, for six (6) vehicles, located at the rear of each building, and one (1) additional 'guest parking space' - for a total of forty-nine (49) off-street parking spaces, on the site. Each new building will measure 44 feet 6 inches in height and be masonry in construction

**NO. 19476 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8996**

PASS AS REVISED

**Common Address:** 322-338 N Halsted St; 800-856 W Wayman St;  
323-349 N Peoria St; 323-343 N Green St/322-344 N Green St

**Applicant:** 330 N Halsted LLC

**Owner:** please see application for list of owners

**Attorney:** Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP

**Change Request:** M2-3 Light Industry District to DX-7 Downtown Mixed Use District and DX-7  
Downtown Mixed Use District to a Business Planned Development

**Purpose:** To permit the construction of one 19-story (280'2") commercial building and one  
20-story (295') commercial building containing an overall FAR of 11.5.  
Approximately 531 parking spaces, and accessory and incidental uses.

**NO. 19520-T1 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-671**

**Common Address:** 710-716 N Racine Ave

**Applicant:** Wentworth 50 LLC

**Owner:** Wentworth 50 LLC

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** B2-3 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District

**Purpose:** To revise previously approved Type 1 Plans and to build a new 3 story 9 dwelling  
unit Residential building; 9 parking spaces; no commercial space 3 story, height:  
48 feet.

**NO. 19498-T1 (28<sup>TH</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-154**

**Common Address:** 2707-09 W Polk St

**Applicant:** Shreya Singh

**Owner:** Shreya Singh

**Attorney:** Patrick Turner

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

**Purpose:** Applicant proposes to build two (2) identical 3 story-3 dwelling unit buildings with  
3 parking spaces, with each building being 32 feet 7 inches in height.

**NO. 19501 (28<sup>TH</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-174**

PASS AS SUBSTITUTED

**Common Address:** 1220 W Van Buren

**Applicant:** The Missner Group

**Owner:** 1220 Van Buren TMG LLC; 18450 Fraser LLC

**Attorney:** Chico & Nunes

**Change Request:** M1-3 Limited Manufacturing/ Business Park District and B3-5 Community Shopping  
District to DS-5 Downtown Service District

**Purpose:** The proposed, renovated building will be approximately 138,400 square feet and  
the building height with the two-story addition will be approximately 113 feet  
high. The property will include onsite parking for approximately 25 cars.

**NO. 19468 (31<sup>st</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8977**

PASS AS SUBSTITUTED

**Common Address:** 2740-44 N Hamlin Ave

**Applicant:** Joel Seiboldt  
**Owner:** Joel Seiboldt  
**Attorney:** Gordon & Pirkarski  
**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** The property will be used for six residential dwelling units with six parking spaces, no commercial space and a height of 38 feet

**NO. 19505-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-645**

**Common Address:** 1514 W Altgeld Street

**Applicant:** GER Development Corporation  
**Owner:** GER Development Corporation  
**Attorney:** Law Offices of Samuel VP Banks  
**Change Request:** M1-2 Limited Manufacturing 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) residential building, at the subject property. The existing two-story (non-conforming) building will be razed. The new proposed building will contain a total of two (2) dwelling units. There will be parking for three (3) vehicles, located in a detached garage, at the rear of the lot. The new proposed building will be masonry in construction and will measure 37 feet-6 inches in height

**NO. 19493-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-649**

**Common Address:** 1246 W George St

**Applicant:** 1246 W George St, LLC  
**Owner:** 1246 W George St, LLC  
**Attorney:** Thomas Moore  
**Change Request:** M1-2 Limited Manufacturing District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** Applicant seeks to convert from commercial to a single family home and renovate and construct a new 3rd floor addition to an existing 2 story building for a total building height of 38 feet with garage

**NO. 19503-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-200**

**Common Address:** 3046-48 N California

**Applicant:** 3046 California LLC  
**Owner:** Dolores Wilber  
**Attorney:** Law Offices of Samuel VP Banks  
**Change Request:** B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** The Applicant is seeking a zoning change to permit a new three-story residential building at the subject property. The proposed building will contain six (6) dwelling units. Onsite parking for six (6) cars will be located at the rear of the subject lot. The proposed building will be masonry in construction and measure 37 feet 10 inches in height.

**NO. 19407 (35<sup>th</sup> WARD) ORDINANCE REFERRED (10-11-17)**  
**DOCUMENT #O2017-7344**

**Common Address:** 4551-53 N Pulaski Rd

**Applicant:** 4551N Pulaski LLC

**Owner:** 4551N Pulaski LLC

**Attorney:** Mr. Milan Trifkovich

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

**Purpose:** To establish a restaurants – lounge with liquor

**NO. 19518 (36<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-668**

**Common Address:** 3221-23 North Nagle Ave

**Applicant:** Michal Kowalczyk

**Owner:** Michal Kowalczyk

**Attorney:** Law Office of Mark J Kupiec

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

**Purpose:** To divide an improved zoning lot into 2 lots with the existing single family home to remain at 3223 N. Nagle (3,116.75 square feet of lot area), and to build a new single family home at 3221 N. Nagle (3,116.75 square feet of lot area). Each single family home will have 2 parking spaces; the new single family home to be built will be 2-story with 30ft. height.

**NO. 19519-T1 (38<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-669**

**PASS WITH SUBSTITUTE NARRATIVE & PLANS  
PASS AS SUBSTITUTED**

**Common Address:** 5540 W Montrose Ave

**Applicant:** GDN Properties Inc, an IL corporation

**Owner:** GDN Properties Inc, an IL corporation

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** To demolish the existing building and to divide the property into 2 zoning lots and build a new 3 story, 6 dwelling unit residential building with 6 parking spaces on each resulting lot (total of 12 dwelling units at the property); no commercial space: max. Height 34 feet 3 inches.

**NO. 19491 (39<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-647**

**Common Address:** 6128-52 N Pulaski, 6200 N Pulaski

**Applicant:** Pulaski-Cicero LLC

**Owner:** Pulaski-Cicero LLC

**Attorney:** Mary Grieb/ Shiller Preyer Law Office

**Change Request:** B1-1 Neighborhood Shopping District to C2-2 Motor Vehicle Related District

**Purpose:** The Applicant proposes to construct an automatic car wash building, which will be approximately 3,800 square feet. There will be 16 parking spaces. The building height will be 17 feet for 120 feet of its length and 33 feet for the remaining 20 feet.

**NO. 19513 (40<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-659**

**Common Address:** 1900 W Foster Ave; 5206 N Wolcott Ave

**Applicant:** Foster Wolcott Commons Condominium Association

**Owner:** Foster Wolcott Commons Condominium Association

**Attorney:** Lawrence Lusk

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

**Purpose:** 9 residential dwelling units (four residential units on the first floor and five residential units on the second floor). One commercial space of approximately 806 square feet on the first floor and one existing parking space

**NO. 19459-T1 (40<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-8574**

**PASS AS AMENDED TO TYPE 1**

**Common Address:** 5348 N Ashland Ave

**Applicant:** Abdul Faraj

**Owner:** Abdul Faraj

**Attorney:** Thomas Moore

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

**Purpose:** To build a 3 story with basement, 3 dwelling unit building with a 3 car garage and a building height of 41 feet

**NO. 19430 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (11-8-17)**  
**DOCUMENT #02017-7753**

**PASS AS REVISED**

**Common Address:** 365 W Huron St.

**Applicant:** Morningside Huron, LLC

**Owner:** See application for owner

**Attorney:** Edward Kus

**Change Request:** Residential Business Planned Development No. 461 to Residential Business Planned Development No. 461, as amended

**Purpose:** 45 unit residential building with 51 accessory parking spaces. The building will be approximately 138' in height. There is no commercial space

**NO. 19482 (44<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT #02017-9003**

**PASS AS REVISED**  
**PASS AS SUBSTITUTED**

**Common Address:** 3300 N Clark St

**Applicant:** 3300 N Clark LLC

**Owner:** 3300 N Clark LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B3-3 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

**Purpose:** The Applicant is seeking to develop the subject property with a new seven and eight story mixed-use building containing approximately 11,500 square feet of retail space at grade, and a total of one hundred and forty (140) residential units above. The building will be primarily masonry and glass in construction. The building will measure ninety-one (91) feet in height. The development qualifies as a Transit Oriented Development. Onsite parking for twenty (20) cars will be provided.

**NO. 19516-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-666**

**Common Address:** 1811 W Cornelia Ave

**Applicant:** Clear Irons Holdings LLC

**Owner:** Clear Irons Holdings LLC

**Attorney:** Law Office of Mark J Kupiec

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

**Purpose:** To build a second and third story addition to the existing building and to convert the property into a mixed use with the existing commercial unit on the ground floor to remain (approximately 2,900 square feet of commercial space) and one dwelling unit on the upper floors: 1 parking space (TSL location allows reduction of up to 100% of the required parking for residential uses); 3 story, height: 35 feet.

**NO. 19500 (49<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-165**

**Common Address:** 1615-1643 West Howard Street

**Applicant:** CIG Howard Commercial; Howard Theater Limited Partnership; and Howard RD, LLC

**Owner:** CIG Howard Commercial; Howard Theater Limited Partnership; and Howard RD, LLC

**Attorney:** Danielle Cassel, Vedder Price PC

**Change Request:** B1-3 Neighborhood Shopping District to B3-3 Community Shopping District

**Purpose:** The property is currently improved with surface parking (67 spaces) and a three-story building (approximately 52' in height) that has 40 residential units on the second and third floors, with approximately 14,500 square feet of commercial/retail space at ground level. No physical alterations to the property are planned at this time other than minor alterations of existing commercial space for a new General Restaurant.

**NO. 19521 (50<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-672**

**Common Address:** 2727-33 W Farwell Ave

**Applicant:** Sam Trachtman

**Owner:** Akiva Katz

**Attorney:** Paul Kolpak

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

**Purpose:** To divide the existing 66 foot 8 inch lot into two 33 foot 4 inch lots. Additionally, the applicant has plans to rehab the single family home located on the resulting west lot and construct a new single family home on the resulting east lot. The height will be 29 feet 5 inches. There will be 2 car garage per building.

**LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE – BUSINESS ID (SUBSTITUTED)**

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
Or2017-594	27	1758 W Lake St.	Paramount Events <b>PASS AS SUBSTITUTED</b>
Or2017-592	27	1750 W Lake St.	Paramount Events <b>PASS AS SUBSTITUTED</b>
Or2018-14	32	1810 N Elston Ave	Canadian Pacific Railway Co. <b>PASS AS SUBSTITUTED</b>
Q2017-606	36	6811 W Grand Ave	The Pep Boys <b>PASS AS SUBSTITUTED</b>

**LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE – BUSINESS ID (DIRECT INTRO)**

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
TBD	25	500 W 18 <sup>TH</sup> St.	J&J 500 LLC
TBD	25	1004 S Desplaines St	Ansemoss Haddad

**DESIGNATION**

**Q2018-88 (25<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**

Historical landmark designation for Old Chicago Main Post Office Building at 401-439 W Van Buren St., 401-535 S Canal St, and 400-436 W Harrison St.