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MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

WEDNESDAY, MAY 9, 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 Numerical Order
According to Ward

NO. A-8385 (11th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT NO. O2018-2453

Common Address 1350 S Union Ave

Applicant Alderman Patrick Thompson

Change Request Residential Planned Development 1325 to Residential Planned Development 1325, as amended

NO. A-8386 (28th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT NO. O2018-2455

Common Address 3212-3358 W Carroll Ave, 3239-3355 W Carroll Ave, 319-329 N Homan Ave and 349-353 N Homan Ave

Applicant Alderman Jason Ervin

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

NO. A-8387 (28th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT NO. O2018-2457

Common Address 4500-4524 W Fulton St and 4501-4529 W Fulton St

Applicant Alderman Jason Ervin

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

NO. A-8388 (29th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT NO. O2018-2460

Common Address 5900 W Chicago Ave

Applicant Alderman Christopher Talliaferro

Change Request RS3 Single Unit (Detached House) District to C2-2 Motor Vehicle Related District

NO. 19578-T1 (1st WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2299

Common Address: 2660 W Armitage Ave

Applicant: M14 Land Investments LLC

Owner: M14 Land Investments LLC

Attorney: Thomas Moore

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

Purpose: Applicant seeks to construct a 3 story 3 dwelling unit building 39 feet 4 inches in height with 3 parking spaces

NO. 19580 (1st WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2301

Common Address: 1445 N Rockwell St

Applicant: Grand Properties International LLC

Owner: Robert Birkmeyer

Attorney: Law Offices of Samuel VP Banks

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

Purpose: A new three story three unit residential building. The proposed building will be masonry in construction and measure 37 feet 9 inches in height. Onsite garage parking for three cars will be located on the rear of the subject lot

NO. 19584 (1st WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2305

Common Address: 1328-1334 W Grand Ave

Applicant: Thirteen Thirty Two LLC

Owner: Thirteen Thirty Two LLC

Attorney: John George/ Chris Leach, Akerman LLP

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

Purpose: To renovate the existing one story 14' tall commercial building into a 4900 square foot commercial bakery with 6 onsite parking spaces and 2 loading berths

NO. 19588 (1st WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2309

Common Address: 1759 N Campbell Ave

Applicant: 1759 Campbell LLC

Owner: Jose Acevedo and Lulde Acevedo

Attorney: Ximena Castro

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

Purpose: The subject property consists of 2,817 square feet, and is currently a vacant lot. The Applicant proposes to rezone the property to construct a four story residential building with three residential dwelling units, 3 parking spots, and no loading. The height of the building will be 45 feet.

NO. 19589 (1st WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2310

Common Address: 1821 N Kimball Ave

Applicant: SST Real Estate Group LLC, Series 1812 Sawyer

Owner: SST Real Estate Group LLC, Series 1812 Sawyer

Attorney: Daniel Scott

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

Purpose: Owner intends to raze current building and construct a 5 unit residential building 45 feet high with 5 parking spaces. No commercial space

NO. 19593-T1 (1st WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2326

Common Address: 1812-1814 W Division St

Applicant: Czar Enterprises LLC

Owner: Czar Enterprises LLC

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject property. The existing building will be razed. The new proposed building will contain commercial space (2,758 square feet) - at grade level, and a total of twelve (12) dwelling units - above (2nd thru 4th Floors). The proposal also calls for the erection of a small outdoor deck (1,430 square feet), above the roof of the 4th Floor. The subject property is located on a Pedestrian Street and is less than 2,640 linear feet from the entrance of the CTA Blue Line Station. Therefore, the proposal qualifies as a Transit Oriented Development (TOD). As such, and pursuant to the TOD Ordinance, the Applicant will be providing zero (0) vehicular parking spaces and at least twelve (12) bicycle parking spaces - onsite. The bicycle parking will be located within the interior of the U' Floor of the proposed building. The new building will be masonry in construction and will measure 46 feet-8 inches in height (ceiling of 4th Floor).

NO. 19595 (1st WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2328

Common Address: 1415 N Rockwell St

Applicant: Grand Properties International LLC

Owner: Robert Birkmeyer

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 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 three-story three-unit residential building. The proposed building will be masonry in construction. The proposed building will measure 37 feet 9 inches in height. Onsite garage parking for three (3) cars will be located at the rear of the subject lot.

NO. 19606 (1st WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2451

Common Address: 1537-41 W Pearson St

Applicant: Grandma Capital LLC

Owner: James Petrozzini Revocable Living Trust

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is proposing to develop the subject property with two (2) new three-story residential buildings. Two (2) separate and distinct zoning lots will be established. Each proposed residential building will be masonry in construction. Each proposed residential building will measure 43 ft. and 11 7/8 inches in height. Building No. 1 will contain four (4) dwelling units and have four (4) onsite garage parking spaces at the rear of the lot. Building No. 2 will contain two (2) dwelling units and have two (2) onsite garage parking spaces at the rear of the lot.

NO. 19600 (2nd WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2354

Common Address: 1454 W Chestnut Street

Applicant: 1454 W Chestnut LLC

Owner: Alfredo and Alicia Hernandez

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 37'-10"

NO. 19613-T1 (2nd WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2946

Common Address: 1731-47 N Elston Ave/ 1428-72 W Willow St

Applicant: Elston Industrial Lofts LLC

Owner: Elston Industrial Lofts LLC

Attorney: Rolando Acosta

Change Request: M3-3 Heavy Industry District to C2-3 Motor Vehicle Related Commercial District

Purpose: The subject property consists of 80,134.88 square feet and is improved with a one-story and a two-story commercial building currently used for multiple commercial tenants with a total of approximately 105,000 sq. ft., 50 parking spaces, and one loading berth. The Applicant proposes to rezone the property to expand the range of available commercial uses and to establish the existing 50 parking spaces as the required parking pursuant to the Transit-Served Location provisions of the Zoning Ordinance as the property is 1,020 feet from the Clybourn Metra Station. The Applicant will provide 188 bicycle spaces. No additions or modification of the exterior of the existing buildings is proposed. No change to the height of the building is proposed, and it will remain at 25 feet.

NO. 19586-T1 (12th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2307

Common Address: 3401 S Ashland Ave

Applicant: Adriana Atilano

Owner: Adriana Atilano

Attorney: Amy Degnan, Daley & Georges

Change Request: RS3 Single Unit (Detached House) District to C1-2 Neighborhood Commercial District

Purpose: To allow for the rehabilitation of a ground floor restaurant and 3 existing residential units. There are 3 parking spaces at the rear of the property

NO. 19611 (12th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2738

Common Address: 1900 W Pershing

Applicant: 1900 W Pershing LLC

Owner: 1900 W Pershing LLC

Attorney: John Escobar

Change Request: C1-2 Neighborhood Commercial District to RM5 Residential Multi Unit District

Purpose: Develop and construct four three story buildings. Each building will consist of four town home units with two car garage spaces for each unit. Each unit will be approx. 2,000 sq.ft. Applicant does not intend to have commercial use. Building height 35'

NO. 19612-T1 (12th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2784

Common Address: 2000 W 34th Street

Applicant: Alejandro Guerra

Owner: George Florakos

Attorney: John Escobar

Change Request: C3-3 Commercial, Manufacturing and Employment District to C1-3 Neighborhood Commercial District

Purpose: Modify Type 1 Plans. Roof deck will seek special use permit. Zero setbacks. Height: 37 feet. The proposed expansion will include a level 3 apartment unit

NO. 19607 (14th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2516

Common Address: 4801-4859 S Cicero

Applicant: Cicero Senior Lofts, LLC

Owner: William Sircher and Robert Sircher

Attorney: Lawrence Adelson

Change Request: Business Planned Development 919 to Business Planned Development 919, as amended

Purpose: The property will be redeveloped for approximately 62-units of senior housing. Approximately 40 parking spaces will be provided. The current design does not include any commercial space. The building will be approximately 45 feet to the top of the parapet. An existing billboard will remain.

NO. 19587 (15th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2308

Common Address: 4326-4332 S Western Ave

Applicant: Carolyn Gastris

Owner: Abinay LLC Series Western

Attorney: Barry Bartlett, Bartlett & Associates

Change Request: B3-1 Community Shopping District to C1-1 Neighborhood Commercial District

Purpose: The existing 4375 sq ft one story building, height from approximately 10 feet in one portion to approximately 12 feet in another, with 20 parking spaces will not be altered. The property will be used to establish a new business to cut, sew and alter clothing for retail and wholesale commercial use and light manufacturing related thereto

NO. 19573 (22nd WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2292

Common Address: 3305 W Cermak Road

Applicant: Felix Sotelo

Owner: Felix Sotelo

Attorney: Jeff Chan / Villalobos & Associates

Change Request: C1-2 Neighborhood Commercial District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Two dwelling units,- 1 ½ story brick & frame apartment building; 4 parking spaces; building measures about 1572.41 sq. ft. and is about 18.5 ft. high. residence

NO. 19596 (22nd WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2329

Common Address: 4227 W 35th St

Applicant: The Peoples Gas Light and Coke Company

Owner: The Peoples Gas Light and Coke Company

Attorney: Chico & Nunes

Change Request: M2-1 Light Industry District and M2-3 Light Industry District to M3-1 Heavy Industry District and then to a Planned Development

Purpose: Applicant plans to build a new two-story field service center. The new service center will be approximately 71,719 square feet and 33.5 feet high. There will be on-site parking for approximately 417 vehicles, including 9 accessible spaces. 400 company vehicles, including 38 crew truck spaces.

NO. 19601 (22nd WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2365

Common Address: 4225 W Ogden Ave

Applicant: Lance Construction Supplies Inc

Owner: Lance Construction Supplies Inc

Attorney: Marcus Nunes

Change Request: M1-2 Limited Manufacturing District to M2-2 Light Industry District

Purpose: The new warehouse will be 22 feet tall and 12,000 square feet and will be used to store building materials. The new building will replace the current warehouse that is located on the western portion of the property. There are currently 20 parking spaces on the property. The number of available parking spaces will not change

NO. 19576-T1 (25th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2296

Common Address: 2530 S Leavitt Street

Applicant: Cloud Property Management LLC 2350 Series

Owner: Cloud Property Management LLC 2350 Series

Attorney: Thomas Moore

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

Purpose: Applicant seeks to build 1 additional story on an existing 1 story 1 dwelling unit building for a total of 2 stories with 4 dwelling units. 3 parking spaces and a total building height of 23 feet 6 inches.

NO. 19582 (25th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2303

Common Address: 1811 S Laflin

Applicant: Rana Sharma Homes, LLC Laflin Series

Owner: Rana Sharma Homes, LLC Laflin Series

Attorney: Warren Silver

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

Purpose: The proposed use of the subject property is a three-story 40 foot high residential building with three dwelling units and two off-street parking spaces in a detached garage.

NO. 19581-T1 (26th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2302

Common Address: 2833 W Chicago Ave

Applicant: Martorina Family LLC

Owner: Martorina Family LLC

Attorney: Louis Weinstock

Change Request: M1-2 Limited Manufacturing District to C2-3 Motor Vehicle Related Commercial District

Purpose: Existing retail garden center with new outdoor storage and operations. The existing building is 10,691 square feet, 23 feet and 7 inches tall, with no changes. 3 parking spaces will be provided.

NO. 19597-T1 (26th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2330

Common Address: 1653 N Keystone Ave

Applicant: Felipe Caraballo

Owner: Felipe Caraballo

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning change to permit and legally establish a third dwelling unit within the existing residential building. The existing two-story residential building is masonry in construction. No physical expansion of the existing building is proposed at this time. On-site garage parking will remain located at the rear of the subject property.

NO. 19610 (26th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2703

Common Address: 839-843 N California Ave

Applicant: Angela Yangas

Owner: Angela Yangas

Attorney: Law Offices 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 location and establishment of an artist live-work space, within the grade level (1st floor) of the existing four-story building. The building will continue to have a total of six (6) dwelling units - on and between the 2nd thru 4th floors. The newly established live/work space will contain a gallery/showroom - at the front, and a dwelling unit and work studio - at the rear. The property will continue to have onsite parking - for at least six (6) vehicles, at the rear of the building. No physical expansion of the existing building is necessary or intended. All of the proposed work will be wholly within the interior of the floor. The existing building is masonry, glass and steel, in construction, and measures approximately 45' in height.

NO. 19591-T1 (27th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2324

Common Address: 314-318 S Halsted St

Applicant: M19 Land Investments LLC and M21 Land Investments LLC

Owner: M19 Land Investments LLC and M21 Land Investments LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: DX-5 Downtown Mixed Use District to DX-5 Downtown Mixed Use District

Purpose: The Applicant is proposing to establish four (4) new residential units, for a total of nine (9) residential units, within the existing four-story mixed-use building. The existing building will otherwise remain without change. The 55-foot building height will remain without change. This Zoning Map Amendment application will permit an off-street parking reduction pursuant to the TOD Ordinance, because the subject property is located within 650 linear feet from the Halsted Blue Line CTA Station. Therefore, no onsite parking is required or being provided.

NO. 19592 (27th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2325

Common Address: 1114 W Fulton St

Applicant: FMW Holdings LLC

Owner: FMW Holdings LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to DX-5 Downtown Mixed Use District

Purpose: The Applicant is seeking a zoning change in order to permit the renovation and expansion of the existing four-story building. The zoning change will also bring the existing non-conforming building into compliance, under the current Zoning Ordinance. The proposed renovation plan calls for the establishment of commercial (3,137 square feet) space - at grade level, and office suites - above (Floors 2 thru 4). The plan also calls for the erection of a one-story penthouse, above the 4th Floor, which will be for the exclusive use of the tenants of the building. No onsite parking is intended or required. The existing building, with proposed 5th Floor addition, is and will be masonry in construction and will measure 61 feet-0 inches in height.

NO. 19604 (28th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2394

Common Address: 3200-3204 N Kildare Ave, 3210-3211 N Kildare Ave, 3200-3210 N Keeler Ave, 3215-3225 N Keeler Ave, 4151-4157 W Melrose St and 4200-4308 W Belmont Ave

Applicant: 4200 W Belmont LLC

Owner: 4200 W Belmont LLC

Attorney: Rolando Acosta

Change Request: Business Planned Development No. 409 to C1-5 Neighborhood Commercial District and then C1-5 Neighborhood Commercial District to Business Planned Development 409, as amended

Purpose: The Applicant proposes to reuse a portion of the existing one-story building for religious assembly. The total size of the existing two-story and one-story buildings will remain at approximately 85,000 sf. The balance of the buildings will continue to be used for commercial uses. The existing 59 parking spaces and two loading berths will remain.

NO. 19609-T1 (28th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2612

Common Address: 3458 W Lake St

Applicant: T.O. Connor, LLC

Owner: T.O. Connor, LLC

Attorney: Lawrence Lusk

Change Request: M1-3 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: One commercial unit of 1,969 sf on first floor. Two residential units each on second and third floors (total four (4) units) with combined total residential square footage of 4,046 sf.

NO. 19574 (29th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2293

Common Address: 112 S Parkside Ave

Applicant: Joy C Harris

Owner: Joy C Harris

Attorney: Lewis W. Powell III

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

Purpose: A new two story with basement four dwelling unit building. 28 feet high. 7,286 sq.ft. of floor area ratio and four off street parking spaces

NO. 19575-T1 (32nd WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2292

Common Address: 3045 N Ashland

Applicant: Everbrite 3045 N Ashland LLC

Owner: Everbrite 3045 N Ashland LLC

Attorney: Thomas J Murphy

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

Purpose: 3 ½ story building with basement and roof deck, 3 dwelling units: basement and first floor duplexed are 2935 sq.ft., second floor is 1468 sq.ft., third floor is 1468 sq.ft. (second floor and third floor are each a simplex), building height is 38'5" no commercial units, a carport at rear covers 3 parking spaces and has a roof deck

NO. 19590-T1 (32nd WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2311

Common Address: 2469-71 N Clybourn Ave

Applicant: GMO LLC

Owner: GMO LLC

Attorney: Rolando Acosta

Change Request: M1-2 Limited Manufacturing District to B3-3 Community Shopping District

Purpose: The subject property contains 7,500 square feet and is currently vacant. The Applicant proposes to rezone the property to build a five-story mixed-use residential building with two ground floor commercial spaces, eight residential dwelling units, eight parking spaces, and no loading berth. The height of the building will be 53'6"

NO. 19579 (33rd WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2300

Common Address: 4942 N Monticello Ave

Applicant: Real Equities Inc

Owner: Real Equities Inc

Attorney: Paul Kolpak

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

Purpose: To erect a 3 story slab-on-grade masonry building w/ 3 simplex dwelling units & 3 open parking spaces located in rear yard. Height of building will be 32 feet 0 inches to underside of roof structure and 36 feet 6 inches to parapet. Each floor / dwelling unit will be approx. 1,300 square feet.

NO. 19602-T1 (33rd WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2371

Common Address: 3215-3217 N Troy St

Applicant: 3217 Troy LLC

Owner: Vincent and Linda Poliszczuk and Charles Pequeno

Attorney: Paul Kolpak

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

Purpose: The lot is to be improved with two (2) new buildings; one building shall be 3 stories with a basement, 5 dwelling units, & 5 parking spaces. The second building shall be 3 stories with a rooftop deck, 3 dwelling units, and 3 parking spaces. The total units between the two buildings will be eight (8) units. The height of both buildings will be 35 feet 4 inches. There will be no commercial space in either building.

NO. 19605-T1 (35th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2445

Common Address: 3701 W Montrose Ave

Applicant: Anna Mehedinti

Owner: Anna Mehedinti

Attorney: Robert Walker

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

Purpose: Third Story addition to existing 2 ½ story multi-unit building, 2 dwelling units, 3 parking spaces in rear of building. 1, 296 square feet of commercial space 34'0" height of building

NO. 19598 (36th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2350

Common Address: 2106-2108 N Laramie Ave

Applicant: 4342 W Shakespeare, LLC

Owner: 4342 W Shakespeare LLC (2106 N Laramie) & Janet Martinez (2108 N Laramie)

Attorney: Law Office of Mark J Kupiec

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

Purpose: To build a new 3 story (Max 38 feet high) residential building with 3 dwelling units and 3 on-site parking spaces at 2106 N Laramie Ave; the existing 2 ½ story residential building with the existing 2 dwelling units and 2 parking spaces will remain with no change proposed at 2108 N Laramie Ave

NO. 19583 (37th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2304

Common Address: 315 N Lotus Ave

Applicant: Linda Rivera

Owner: Linda Rivera

Attorney: Thomas Moore

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

Purpose: Applicant seeks to make her 2 story 4 unit as built building with basement and attic conforming. The height of the building is 34.9 feet with 4 parking spaces.

NO. 19585-T1 (40th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2306

Common Address: 2044-46 W Foster Ave

Applicant: Aidan Development Corp

Owner: Aidan Development Corp

Attorney: Thomas Moore

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

Purpose: Applicant seeks to demolish an existing building on lot and construct a new 3 ½ story, 6 dwelling unit building 42 feet 10 inches in height with 6 parking spaces.

NO. 19603-T1 (44th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2386

Common Address: 3500-3504 N Clark St

Applicant: Justara LLC

Owner: Justara LLC

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use (commercial/residential) building, at the subject property. The existing one-story commercial building will be razed. The new proposed building will contain commercial space (4,421 square feet) - at grade level, and a total of eighteen (18) dwelling units - above (Floors 2 thru 4). There will be a roof deck, available for the exclusive use of the residential tenants of the building, located above the 4th Floor. The subject property is located on a Pedestrian Street and less than 2,640 linear feet from the entrance to the CTA 'El' 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 five (5) vehicles, located at the rear of the new building, off of the Public Alley. The new building will be masonry in construction and measure 46 feet-1 ³/₄ inches in height to the ceiling of the 4th Floor (55 feet-1 ¹/₂ inches to the ceiling of the rooftop access structure).

NO. 19594 (47th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2327

Common Address: 1645 W Irving Park Road

Applicant: Basilio Capitol I LLC

Owner: Basilio Capitol I LLC

Attorney: Bernard Citron/ Thompson Coburn LLP

Change Request: B1-1 Neighborhood Shopping District to B2-2 Neighborhood Mixed Use District

Purpose: The existing building consists of 2 dwelling units and once commercial space on the ground floor. The proposed rezoning will allow the conversion of the existing commercial space to a residential unit on the ground floor. The building is approximately 30 feet in height and has two parking spaces in an enclosed garage.

NO. 19608 (47th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2584

Common Address: 4757 N Ashland Ave

Applicant: 4757 Ashland LLC

Owner: Chicago Title Trust No. 118744

Attorney: Law Offices of Samuel VP Banks

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

Purpose: To permit the construction of a new four-story mixed-use (commercial/residential) building, at the subject property. The existing one-story commercial building will be razed. The new proposed building will contain commercial/retail space (3,650 square feet) - at grade level, and a total of thirty-nine (39) dwelling units - above (Floors 2 thru 4). There will be off-street parking for thirty-five (35) vehicles, located within the interior of the Floor, which will be accessible via the Public Alley at the east end of the property. The new building will be masonry in construction and will measure 55 feet-0 inches in height.

NO. 19577-T1 (49th WARD) ORDINANCE REFERRED (3-28-18)
DOCUMENT #02018-2298

Common Address: 1730 W Greenleaf Ave

Applicant: 1730 W Greenleaf, Inc.

Owner: 1730 W Greenleaf, Inc.

Attorney: Thomas Moore

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

Purpose: The applicant seeks to convert and preserve the facade of an existing 2 story building and construct 2 new stories for a total 4 stories and 30 dwelling units with a height of 52 feet 7 inches and no parking spaces. The subject property is 493 feet (within the required 1,320 feet of the Metra train station entrance so we are seeking a waiver to provide no parking, to decrease the minimum lot area per dwelling unit and an increase in the floor area ratio as a Type-I zoning amendment