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Meeting Of The Committee on Zoning Landmark & Building Standards

TUESDAY, MAY 17, 2016 AT 10:30 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. MA-221 (MAYORAL APPLICATION) ORDINANCE REFERRED (4-13-16)
DOCUMENT # O2016-2700

Amendment of Municipal Code Titles 2, 16, and 17 by adding Chapter 16-14 establishing
Neighborhoods Opportunity Fund and Modifying related Code provisions

NO. TAD-545 (25TH WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT # O2016-2676

Amendment of Municipal Code Section 17-6-0403-F by modifying Light Equipment Sales/ Rental use
group in Planned Manufacturing District No 11A

NO. 18745-T1 (44th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2657

Common Address: 3226-3228 N Clark St.

Applicant: 2144 Potomac Partners LLC; Clarkview LLC; TKG 3228 Clark LLC

Owner: 2144 Potomac Partners LLC; Clarkview LLC; TKG 3228 Clark LLC

Attorney: Thomas Moore

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

Purpose: In order to construct a 7 story TOD with a total of 24 residential dwelling units on
floors 2-7, 1248 square feet of commercial space in the basement, 2592 square
feet of commercial space on the first floor The height of the building will be 73
feet - 2 inches There will be 3 outdoor parking spaces and 4 indoor parking
spaces and 12 bicycle parking spaces. 100 % of the required ARO units will be
provided on-site. There will be a 10 feet x 25 feet x 14 feet loading dock.

NO. 18733 (43rd WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2621

Common Address: 1961 N Halsted St.

Applicant: 1961 N Halsted LLC

Owner: 1961 N Halsted LLC

Attorney: Harlan Powell

Change Request: B3-2 Community Shopping District to C1-2 Neighborhood Commercial District

Purpose: Tavern (upscale winebar) for on premise consumption located in a three story
building; the first floor is commercial space with two residential units above. The
building in the back is a residential coach house. The approximate square
footage is 3085 SF

NO. 18748-T1 (43rd WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2661

Common Address: 2744-46 N Magnolia

Applicant: 2742 Magnolia LLC

Owner: 2742 Magnolia LLC

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is proposing to divide the subject zoning lot into two (2) separate and distinct zoning lots. The resulting 3,604.25 sq. ft. north zoning lot will support the existing three story building located on the property. Applicant is proposing to maintain and renovate the existing building as a single family home. The Applicant will then establish a 3,098.75 sq. ft. south zoning lot and develop it with a two-story single family home. The proposed single family home will be 25 feet 11 inches in height. Two (2) onsite parking spaces will be provided at the rear of the newly created south lot.

NO. 18731 (42nd WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2607

Common Address: 314-332 North Clark Street; 315-333 North LaSalle Street; 101-131 W Carroll Ave

Applicant: 322 North Clark LLC

Owner: 322 North Clark LLC

Attorney: John George

Change Request: DC-12 Downtown Core District and DX-16 Downtown Mixed Use District to a Waterway Business Planned Development

Purpose: Applicant proposes an addition to the existing building that will contain an expansion of floors 2-7 of office space and will also contain a new hotel development with approximately 500 rooms

NO. 18750 (39th and 33rd WARDS) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2664

Common Address: 3225 W Foster Ave

Applicant: North Park University

Owner: North Park University

Attorney: Joseph Gattuso

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District, B1-2 Neighborhood Shopping District, B3-2 Community Shopping District and Institutional Planned Development No. 707, as amended to Institutional Planned Development No. 707, as amended

Purpose: 42 off street parking spaces located at 5214 N Kedzie Ave and 3200-18 W Foster Ave will be incorporated into the PD and 89 off street parking spaces will be established on the property at 5001-31 N Kedzie Ave

NO. 18754-T1 (35th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2668

Common Address: 3140 N Kedzie Ave

Applicant: Eileen O'Grady Newell

Owner: Ted Smith

Attorney: Daniel Lauer

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

Purpose: the applicant intends to construct a 3 story, seven dwelling unit building with a basement and garage. The footprint of the building will be 51 feet 10 inches by 70 ft 5 inches in size. The building height shall be 36 feet high

NO. 18746 (32nd WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2658

Common Address: 1760 W Wrightwood Ave; 2710-2716 N Paulina Street

Applicant: Hartland Park Master Homeowners Association

Owner: Hartland Park Master Homeowners Association

Attorney: Thomas Moore

Change Request: Residential Planned Development No. 797 to Residential Planned Development No. 797 as amended

Purpose: To amend the RPD 797 to allow the applicant to retain as private all streets within the Planned Development and allow the applicant to continue to be responsible for and regulate the streets and to confirm that all the requirements of the Planned Development as more fully set forth in the amended Planned Development Statements have been satisfied.

NO. 18749-T1 (32nd WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2662

Common Address: 2814-16 N California Ave

Applicant: SGC Property & Development LLC

Owner: SGC Property & Development LLC

Attorney: Rolando Acosta

Change Request: M1-1 Limited Manufacturing/ Business Park District to C2-1 Motor Vehicle Related Commercial District

Purpose: One story 17 ft high building containing approx. 2477.42 SF to be used for architectural and contractors offices with outdoor storage, two cellular telecommunications towers, two cellular telecommunications buildings 14 ft in height, one approx. 220 SF and the other 295 SF; no parking

NO. 18751-T1 (32nd WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2665

Common Address: 2611 N Western Ave; 2646 N Jones

Applicant: Red Cedar Partners LLC

Owner: Komar/ Goldstien Family Limited Partnership

Attorney: Law Office of Samuel VP Banks

Change Request: C1-3 Neighborhood Commercial District to C1-5 Neighborhood Commercial District

Purpose: One story 17 ft high building containing approx. 2477.42 SF to be used for architectural and contractors offices with outdoor storage, two cellular telecommunications towers, two cellular telecommunications buildings 14 ft in height, one approx. 220 SF and the other 295 SF; no parking

NO. 18753 (32nd WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-2667

Common Address: 2800-2810 N Lincoln Ave; 1200-1208 W Diversey Parkway

Applicant: Noah Properties LLC

Owner: 2800 N Lincoln LLC

Attorney: Law Office 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 site. The new proposed building will contain commercial/retail space (1.094 SF) and nine (9) interior parking spaces at grade level, with a total of six (6) dwelling units - above (two units on each the 2nd through 4th Floors). The new proposed mixed-use building will be masonry in construction and measure 47'-3" in height.

NO. 18721-T1 (31st WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2594

Common Address: 4001-4059 W Diversey; 4018-4058 W Parker; 2733-2759 N Karlov; 2748-2758 N Pulaski

Applicant: The Fields Retail LLC

Owner: Please see application for list of owners

Attorney: Kevin Wolfberg

Change Request: M1-1 Limited Manufacturing/ Business Park District to C2-1 Motor Vehicle Related Commercial District

Purpose: to allow for a proposed commercial development containing three retail buildings with a total square footage of 56, 136 sq.ft. with 172 parking spaces

NO. 18723 (31st WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2596

Common Address: 2819-2835 N Cicero Ave

Applicant: Chicago Title Land Trust Company Trust No. 8002370377

Owner: Chicago Title Land Trust Company Trust No. 8002370377

Attorney: Pericles Abbasi

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

Purpose: Car dealership, entirely commercial. Existing one story building will be used as dealership/ office/ showroom. The rest of the lot will be used for inventory. There will be no dwelling units or non-inventory parking spaces. The one story building is approximately 6000 sq.ft. No new buildings will be constructed on the property

NO. 18724 (31st WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2597

Common Address: 4246 W Fullerton Ave

Applicant: Nodarse Holdings Inc.

Owner: Nodarse Holdings Inc.

Attorney: Pericles Abbasi

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

Purpose: No changes to the existing building, which is made of a one story brick building and a 2.5 story frame building. There will be 2 above ground level dwelling units and 7 parking spaces. After the zoning change, approximately 1500 SF of commercial space will be used to operate a jewelry store with a pawn shop license, pending ZBA approval. No new buildings

NO. 18725 (31st WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2597

Common Address: 3041-43 N Cicero Ave

Applicant: HMK Holdings LLC

Owner: HMK Holdings LLC

Attorney: Pericles Abbasi

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

Purpose: No changes to the existing building. It is currently vacant and after rezoning it will be leased to a commercial tenant engaged in vehicle sales/ service. There will be no dwelling units or parking spaces on the property. There is approx. 5700 SF of commercial space. No new buildings will be built on the property

NO. 18744-T1 (31st WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2655

Common Address: 2610-2612 N Laramie Ave; 2616-1618 N Laramie Ave

Applicant: Pangea Properties

Owner: Pangea Properties

Attorney: Thomas Moore

Change Request: B2-5 Neighborhood Shopping District to RM-6 Residential Multi Unit District

Purpose: In order to allow for the renovation of the 2 ground floor commercial spaces in 2610-2612 N Laramie to be converted to 2 residential dwelling units and the 2 ground floor commercial spaces at 2616-2618 N Laramie to be converted to 2 residential dwelling units for a total of 17 residential dwelling units in each building. The height of each of the buildings is 41' - 0" and will remain as existing. There is no parking.

NO. 18747 (29th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2659

Common Address: 2102-2120 N Natchez Ave

Applicant: Mia Property Acquisitions, LLC -2120 Natchez

Owner: Regal Beloit Corporation c/o attorney Wayne Osoba

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is proposing to develop the subject property with fourteen (14) three-story, six (6) unit residential buildings. Each building will be masonry construction and measure 34'-7" in height. A total of 145 onsite parking spaces will be provided to support the residential development. The total dwelling unit count and 4.76 lot area trigger planned development approval per Sec. 17-8-0513-A.

NO. 18738 (27th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2626

Common Address: 906-908 and 912-924 W Randolph Street; 151-185 N Sangamon Street; 913-925 W Lake Street; 156-174 N Peoria Street

Applicant: 900 Block II Owner LLC

Owner: See Application for list of Owners

Attorney: Rich Klawiter

Change Request: C1-1 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 CI-1 Neighborhood Commercial District to the CI-5 Neighborhood Commercial District then to a Residential-Business Planned Development to permit the construction of an approximately 18-story residential building containing approximately 260 dwelling units and 133 parking spaces with ground floor commercial and retail uses, accessory parking and accessory and incidental uses

NO. 18739 (27th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2627

Common Address: 158-182 N Green St; 833-857 W Lake St; 163-185 N Peoria St and 167-173 N Green St.

Applicant: Bridgford Foods Corporation

Owner: Bridgford Foods Corporation

Attorney: Rich Klawiter

Change Request: C1-1 Neighborhood Commercial District and C3-1 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 subject property from CI-1 Neighborhood Commercial District and C3-i Commercial, Manufacturing and Employment District to the CI-5 Neighborhood Commercial District then to a Residential-Business Planned Development to allow for the development of two mixed-use buildings containing 322 overall residential dwelling units, 250 parking spaces, and office, commercial and accessory/incidental uses.

NO. 18722-T1 (25th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2595

Common Address: 1911 W Cullerton

Applicant: Yvonne Avina

Owner: Yvonne Avina

Attorney: Daniel Lauer

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

Purpose: The Applicant wishes to amend the application, due to the favorable changes in the Transit Oriented Development Ordinance. The existing structure, a former bath house, will undergo an adaptive re-use for three (3) residential dwelling units. Under the new version of the Transit Oriented Development Ordinance 17-10-0102-B, minimum off-street parking ratios for residential can be reduced by up to 100 percent.

NO. 18735 (25th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2623

Common Address: 210-240 South Green Street

Applicant: POGN LLC

Owner: POGN LLC

Attorney: John Fritchey

Change Request: DX-7 Downtown Mixed Use District to DX-5 Downtown Mixed-Use District

Purpose: Five, five story 70' in height, 8 dwelling unit buildings for a total of 40 dwelling units with a total of 40 off street parking spaces

NO. 18737 (25th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2625

Common Address: 2004 W 23rd Street

Applicant: 2004 W 23rd Investors LLC

Owner: 2004 W 23rd Investors LLC

Attorney: Michael Ezgur

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

Purpose: The subject property, consisting of 3,101 square feet, is improved with an apartment building containing two residential dwelling units and zero parking spaces. The Applicant proposes to remodel the building, adding 540 square feet to the building. The building will still contain two residential dwelling units and zero parking spaces. The height of the building will be 35 feet

NO. 18752-T1 (25th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2666

Common Address: 1150 W Adams

Applicant: Soul City Church, an IL not for profit corporation

Owner: Adams Park Land LLC

Attorney: Law Office of Samuel VP Banks

Change Request: DS3 Downtown Service District and DR-3 Downtown Residential District to DR-3 Downtown Residential District

Purpose: The Applicant is proposing a three-story building addition to the existing two-story building that currently functions as a place of religious assembly. The proposed building addition will contain 28,343 sq. ft. of floor area. The addition will measure 45 ft. 6 inches in height. The addition will connect to the existing two-story building on the first and second floors. The new addition will contain a prayer hall, meeting rooms, and accessory use rooms for the religious assembly use. Parking for 44 cars will be provided onsite.

NO. 18734 (16th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2622

Common Address: 6320-6352 S Green St and 832-848 W 64th Street

Applicant: Montclare Englewood Phase I, LLC an IL LLC

Owner: City of Chicago

Attorney: Steven Friedland

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

Purpose: The property will be developed with will be developed with a new seven story, 102 dwelling unit elderly housing residential building with 66 parking spaces. The building will be approximately 71 feet in height.

NO. 18736 (15th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2624

Common Address: 4618-38 S Ashland and 4615-4639 S Marshfield

Applicant: Casa 4630 LP, an ILLinois Limited partnership

Owner: 4630 S Ashland LLC

Attorney: Steven Friedland

Change Request: B1-3 Neighborhood Shopping District to a Planned Development

Purpose: the property will be developed with a new six story mixed use building with approximately 18,000 SF of ground floor commercial space, 60 dwelling units and 95 parking spaces. The height of the building is approximately 67 feet

NO. 18741 (12th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2632

Common Address: 1637 W 35th Street

Applicant: Feliciano Rodriguez

Owner: Feliciano Rodriguez

Attorney: Jeff Chan

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

Purpose: There are two apartment dwelling units, one each on the second and third floors, respectively; property consists of three story brick and frame apartment and commercial building to establish an appliance store

NO. 18729 (11th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2605

Common Address: 4223-4231 S Halsted Street

Applicant: BCG Enterprises LLC

Owner: See Application for list of Owners

Attorney: Bernard Citron

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

Purpose: Proposed construction of two buildings, each building will have 14 residential dwellings and approximately 2,671 SF of ground commercial space, 14 parking spaces and 7 bicycle spaces. Each building will be 47 feet tall

NO. 18730 (11th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2606

Common Address: 4351-4401 S Halsted Street

Applicant: BCG Enterprises LLC

Owner: See Application for list of Owners

Attorney: Bernard Citron

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: Proposed construction of two buildings, each building will have 14 residential dwellings and approximately 2,671 SF of ground commercial space, 14 parking spaces and 7 bicycle spaces. Each building will be 47 feet tall

NO. 18719-T1 (10th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2591

Common Address: 9514-9522 S Torrence Ave
Applicant: CSRE DAVITA PARK MANOR, LLC
Owner: CSRE DAVITA PARK MANOR, LLC
Attorney: Kevin Wolfberg, Schain Banks
Change Request: M1-1 Limited Manufacturing/ Business Park District to C1-1 Neighborhood Commercial District
Purpose: To allow for a proposed non required accessory parking lot

NO. 18718 (3rd WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2619

Common Address: 427 E Pershing
Applicant: P437 LLC
Owner: P437 LLC
Attorney: Rasheada Jackson
Change Request: B3-3 Community Shopping District to C1-2 Neighborhood Commercial District
Purpose: Applicant will refurbish the existing car wash and add square footage. The existing car wash is approximately 3200 sq.ft. The new car wash will be approximately 4900 sq.ft with 8-10 parking spaces. Height will be roughly 10 feet

NO. 18720 (3rd WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2592

Common Address: 4232-34 S Wentworth Ave
Applicant: Issak Sughayer
Owner: Issak Sughayer
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RS3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District
Purpose: To establish a non-required accessory parking lot (16 spaces) to serve the existing retail stores at 4244-48 S Wentworth

NO. 18742-T1 (3rd WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2633

Common Address: 4710-4714 S Dr. Martin Luther King Dr.

Applicant: 312 Real Estate Holdings LLC

Owner: 312 Real Estate Holdings LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B1-5 Neighborhood Shopping District and B3-3 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the rehabilitation of an existing, non-conforming, three-story (with basement) residential building, at the subject site. The proposal calls for the establishment of twenty (20) dwelling units, within the existing building. All of the proposed work will be within the interior of the existing building. No physical expansion of or additions to the existing building are intended or required. Due to its immediate proximity to the 47th Street CTA Station, and pursuant to the Transit Oriented Development Ordinance, as amended, there will be zero (0) onsite parking available for the newly rehabilitated, twenty-unit, residential building. The existing building is and will continue to be approximately 38'-6" in height and masonry in construction. The proposed zoning change is required in order to bring the newly rehabilitated (existing) building and parking conditions, into legal compliance under the current Zoning Ordinance.

NO. 18727 (2nd WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2602

Common Address: 1515 W Webster Ave

Applicant: 1511 W Webster LLC, a Delaware LLC

Owner: 1511 W Webster LLC, a Delaware LLC

Attorney: John J Lawlor

Change Request: Planned Manufacturing District No. 2 to a Waterway Planned Development

Purpose: The following uses are allowed/permitted in the area delineated herein as a Waterway Planned Development: offices, high technology offices, outdoor roof deck, accessory parking, accessory uses, and all other uses permitted in Planned Manufacturing District No. 2, Subdistrict A. A minimum of 197 parking spaces will serve the approximately 207,000 square feet of floor area with a maximum 79' building height.

NO. 18728-T1 (2nd WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2604

Common Address: 1630-1632 N Damen Ave

Applicant: Bucktown Holdings LLC

Owner: Bucktown Holdings LLC

Attorney: Bernard Citron, Thompson Coburn LLP

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-2 Community Shopping District

Purpose: To allow for retail and residential uses at the existing 125 year old, 28'-2" tall multi-tenant 3-story building consisting of approximately 8,470 square feet with 3,010 square feet of retail space located on the first floor and a total of four existing residential dwelling units located on the second (2 dwelling units) and third (2 dwelling units) floors The property is located approximately 600 feet from the CTA Transit Station located on Damen Avenue and provides no on-site parking and bicycle is not required as it is an existing building. If necessary bicycle parking can be provided in the basement for building tenants.

NO. 18740-T1 (2nd WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2628

Common Address: 1646 N Damen Ave

Applicant: 1646 N Damen LLC

Owner: See Application for list of Owners

Attorney: Bernard Citron

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-2 Community Shopping District

Purpose: The existing property is a forty-one year old, 21'- 4" tall multi-tenant brick and stucco 2-story building consisting of approximately 2,620 square feet with 1,470 square feet of retail space located on the ground floor and one existing residential dwelling unit located on the second floor. The property is situated on a 2,000 square foot lot located approximately 765 feet from a CTA Transit Station located on Damen Avenue. There is one on-site parking space located in the rear of the building..

NO. 18726 (1st WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2599

Common Address: 2418 W Medill Avenue

Applicant: Shimon Mery

Owner: Shimon Mery

Attorney: Gordon & Pikarski

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

Purpose: The property will be used for residential dwelling units. 1 onsite parking space will be provided for the project. No commercial space is proposed by the project. The building will maintain its existing height of 23 feet 11 inches.

NO. 18732 (1st WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2620

Common Address: 2441 W Haddon Street

Applicant: 2441 W Haddon INC

Owner: 2441 W Haddon INC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential 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'

NO. 18743 (1st WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2635

Common Address: 2050 W Division Street

Applicant: Real Simple Inc.

Owner: 2050 Division LLC

Attorney: Thomas Murphy

Change Request: B3-2 Community Shopping District to C1-2 Neighborhood Commercial District

Purpose: The 3 story building will operate a tavern on floor 1 with 2648 SF and floor 2 with 2468 SF by rear 2 story addition, totaling 5296 SF, a full kitchen will operate in the basement with 1150 SF and an existing office on the 3rd floor of 1100 SF. No dwelling units, no parking, building height is 33'9"