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MEETING  
OF THE  
COMMITTEE ON ZONING  
LANDMARK & BUILDING  
STANDARDS

THURSDAY, FEBRUARY 22, 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 Agenda  
Appear in Numerical Order  
According to Ward

**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**

**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-8370 (11<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT # O2018-640**

**Common Address:** 730 W 17<sup>th</sup> Place

**Applicant:** Alderman Patrick Thompson

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District To RS1 Residential Single Unit (Detached House) District

**NO. A-8366 (13<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT # O2017-8993**

**Common Address:** 6455-59 S LaCrosse Ave

**Applicant:** Alderman Marty Quinn

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

**NO. A-8367 (13<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-17)**  
**DOCUMENT # O2017-8994**

**Common Address:** 5924 S Central Ave

**Applicant:** Alderman Marty Quinn

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to RS2 Single-Unit (Detached House) District

**NO. A-8368 (42<sup>nd</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. A-8372 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT # O2018-641**

**Common Address:** 333 W Armitage Ave

**Applicant:** Alderman Michele Smith

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District To B1-2 Neighborhood Shopping District

**NO. TAD-567 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT # O2018-143**

Amendment of Municipal Code Section 17-3-0503-D by classifying N Lincoln Ave from W Webster Ave to W Belden Ave as a pedestrian retail street

**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. 19496-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-124**

**Common Address:** 1400 N Paulina St

**Applicant:** Whittemore Properties LLC

**Owner:** Whittemore Properties 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 rehab the existing two dwelling unit building with a basement. The applicant will be adding a second floor addition to the existing two dwelling unit building. The existing footprint of the building will not change. The building height shall be 25 feet high, as defined by code

**NO. 19497-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-131**

**Common Address:** 1428 N Paulina St.

**Applicant:** Elise Lauer and Hannah Lauer

**Owner:** Elise Lauer and Hannah Lauer

**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. Three dwelling unit building with a basement. There will be three (3) parking spaces at the rear of the property, the footprint of the building shall be approximately 19 feet by 57 feet 4 inches in size. The building height shall be 44 feet 10 inches high, as defined by city code.

**NO. 19509-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-654**

**Common Address:** 1460 W Cortez St.

**Applicant:** 1460 Cortez LLC

**Owner:** 1460 Cortez LLC

**Attorney:** Tyler Manic of Schain, Banks, Kenny & Schwartz, Ltd

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

**Purpose:** After rezoning, the building will remain 30 feet tall and will maintain the existing number of 5 dwelling units. 0 parking spaces are provided. There will be no changes to the existing structure of the building.

**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. 19495 (5<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-123**

**Common Address:** 1601-1629 E Midway Plaisance, 5901-6201 S Cornell Dr,  
5901-6201 S Stony Island Ave and 1600-1631 E Midway Plaisance

**Applicant:** The Barak Obama Foundation

**Owner:** Chicago Park District

**Attorney:** Carol Stubblefield

**Change Request:** POS-1 Parks & Open Space District to an Institutional Planned Development

**Purpose:** The proposed rezoning will allow for the development of the proposed Obama Presidential Center including community center, recreation building, and similar assembly use; community garden, passive open space; cultural exhibits and library and accessory uses related to the principal cultural exhibits and library uses, including, without limitation, research and administration, office, food and beverage retails sale, eating and drinking establishments (including liquor) and general retail sales; special events and entertainment; at-grade, terrace and rooftop outdoor patios; parks and recreation uses; and non-accessory and accessory parking.

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

**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:** B3-1 Community 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. 19502 (12<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-207**

**Common Address:** 3211-3213 S Archer Ave

**Applicant:** Jimmy Hsu

**Owner:** Jimmy Hsu

**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 construction of a new five-story (with partial basement) multi-unit residential building, at the subject site. The existing two-story building will be razed. The proposed new building will contain a total of twenty-four (24) dwelling units, between the basements thru 5<sup>th</sup> Floors. There will be interior parking for twenty-two (22) vehicles, located at grade level. The proposed new building will be masonry in construction and measure approximately 56 feet-6 inches in height.

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

**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. 19523 (13<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-677**

**Common Address:** 5742-44 W 63<sup>rd</sup> St

**Applicant:** Fender Mender Collision Center, Inc

**Owner:** Maria Gonzalez

**Attorney:** James O. Stola

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

**Purpose:** Vehicle Repair Body Shop Business - one story building with all 3,000 sq ft used for business with no residential units.

**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. 19504 (25<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-644**

**Common Address:** 1631 S Carpenter St

**Applicant:** TM-1, Inc.

**Owner:** TM-1, Inc.

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

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit 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 residential building, at the subject site. The existing two-story building will be razed. The proposed new building will contain a total of three (3) dwelling units, with parking for three (3) vehicles, located in a new carport at the rear of the lot, the ingress and egress for which will be located off of the Public Alley. The proposed new building will be masonry in construction and measure approximately 36 feet-11 inches in height.

**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. 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**

**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. 19510 (28<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-655**

**Common Address:** 1220-36 W Jackson Blvd

**Applicant:** LG Development Group LLC

**Owner:** Frederick S Baker Trust/ Arna M Baker Trust

**Attorney:** Michael Ezgur

**Change Request:** M1-3 Limited Manufacturing/ Business Park District to DX-5 Downtown Mixed Use District and then DX-5 Downtown Mixed Use District to a Residential Business Planned Development

**Purpose:** The applicant proposes to demolish the existing commercial building in order to construct a new, ten-story mixed-use residential building with approximately 7652 square feet of ground floor commercial space, 166 residential dwelling units, 32 automobile parking spaces pursuant to the Transit Served Location provisions of the Chicago Zoning Ordinance, 166 bicycle parking spaces, and one loading berth. The proposed height of the building will be 125 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. 19506 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-646**

**Common Address:** 1653-1739 W Webster and 2075-2189 N Elston Ave

**Applicant:** Triangle Square LLC

**Owner:** Elston Ave Real Estate Co. LLC and Elston Land LLC c/o Newsweb Corporation

**Attorney:** John George/ Chris Leach

**Change Request:** M3-3 Heavy Industry District to C2-3 Motor Vehicle Related Commercial District and C2-3 Motor Vehicle Related Commercial District to a Residential Business Planned Development

**Purpose:** Sub-Area A improvements consist of a 7-story 88 foot tall mixed use building containing 300 dwelling units on 6 floors and 49,000 sf of retail space on the ground floor, 220 accessory parking spaces, and 159 bicycle spaces; Sub-Area B improvements consist of a 2-story 40 foot tall building with 12,000 sf of retail space on the ground floor and 12,000 sf of office space on the second floor and 10 accessory parking spaces; Sub-Area C improvements consist of 7-story 88 foot tall residential building containing 66 dwelling units, 67 accessory parking spaces and 67 bicycle spaces.

**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. 19492 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-648**

**Common Address:** 2025 W George St

**Applicant:** John Pikarski

**Owner:** John Pikarski

**Attorney:** Gordon & Pirkarski

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

**Purpose:** The property will be used as one residential dwelling unit provide one parking space provide no commercial space and reach a height of 35 feet.

**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. 19507 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-387**

**Common Address:** 2801-63 W Addison; 3400-3558 N California; 2800-2964 W Roscoe;  
3421-25 N Elston; 3419-25 N Whipple

**Applicant:** Commonwealth Edison Company

**Owner:** Commonwealth Edison Company

**Attorney:** John George/ Chris Leach

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

**Purpose:** To redevelop the property with a 3-story 68 foot tall office building containing 120,000 sf, a 44 foot tall warehouse containing 150,000 sf, ComEd vehicle parking structure, employee parking structure, storage, interim surface parking, freestanding (towers) wireless communications facilities and future utility infrastructure.

**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. 19524 (36<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-679**

**Common Address:** 2200 N Mango Ave

**Applicant:** Albert Zauchua

**Owner:** Albert Zauchua

**Attorney:** Louis Weinstock

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

**Purpose:** Legalize and renovate a 549 square foot, one story frame addition to an existing 2,175 square foot, two story brick residential building with two parking spaces and an attic. Also to convert from two dwelling units to three units, with no change to the existing building height of 24 feet and 8 inches.

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

**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. 19508 (39<sup>th</sup> WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-549**

**Common Address:** 4601-4715 W Foster Ave

**Applicant:** Foster Edens LLC

**Owner:** SAI Foster LLC

**Attorney:** DLA Piper

**Change Request:** M1-1 Limited Manufacturing/ Business Park District To B3-1 Community Shopping District and B3-1 Community Shopping District to a Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the M1-1 Limited Manufacturing/Business Park District to the B3-1 Community Shopping District to permit the construction of a two-level retail shopping center containing approximately 145,582 square feet of retail and commercial space, 537 parking spaces and accessory uses.

**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. 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.