

**SUMMARY OF A MEETING**  
**COMMITTEE ON ZONING LANDMARKS & BUILDING STANDARDS**  
**MEETING OF 10-3-17**  
**TO BE REPORTED OUT 10-11-17**

**NO. A-8297 (8<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT # O2017-2108**

**Common Address:** 916-24 E 87<sup>th</sup> St  
**Applicant:** Alderman Michelle Harris  
**Change Request:** C1-2 Neighborhood Commercial District to RS3 Residential Single-Unit (Detached House) District

**NO. 19196-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (4-19-17)**  
**DOCUMENT #O2017-3206**

TYPE 1 PLANS AMENDED

**Common Address:** 1830-1836 N western Ave  
**Applicant:** EZMB, LLC  
**Owner:** EZMB, LLC  
**Attorney:** Daniel Lauer  
**Change Request:** C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** The Applicant intends to construct a four-story building consisting of eight (8) dwelling units and one (1) commercial space on the ground floor. There will be five off-street parking spaces provided (The Property is considered a Transit Oriented Development under Ordinance 17-10-0102-B). The footprint of the building shall be approximately 46 feet 6 ½ inches by 86 feet in size, and the building shall be 48 feet 6 inches high, as defined by City Code

**NO. 19305 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5488**

SUBSTITUTE TO A TYPE 1

**Common Address:** 1717 N Humboldt Boulevard  
**Applicant:** 1717 N Humboldt LLC  
**Owner:** Robert Birkmeyer  
**Attorney:** Law Office of Mark Kupiec & Associates  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** To build a new 3 story, 7 dwelling unit residential building; 7 parking spaces; no commercial space; 3 story, height: 38 feet

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**NO. 19348-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6179**

**TYPE 1 PLANS AMENDED**

**Common Address:** 1838-44 N Western Ave

**Applicant:** Stepline Development LLC

**Owner:** Oden Properties LLC

**Attorney:** Michael Ezgur

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

**Purpose:** The Applicant proposes to rezone the property to B2-3 to allow the construction of a new mixed-use building, with a 3.13 Floor Area Ratio pursuant to the Transit-Served Location provisions of the Chicago Zoning Ordinance, as the Property is approximately 290 feet from the entrance of the CTA Station. The proposed building consists of approximately 2,030 square feet of ground floor commercial space, 9 residential dwelling units, 10 automobile parking spaces, 11 bicycle parking spaces and no loading berth. The proposed height of the building is 57 feet.

**NO. 19349-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6180**

**Common Address:** 1513 W Walton St

**Applicant:** EZMB, LLC

**Owner:** John and Myrna Garcia

**Attorney:** Daniel Lauer

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

**Purpose:** The applicant intends to construct a 3-story, three dwelling unit building with a basement. There will be a three (3) car garage at the rear of the property. The footprint of the building shall be approximately 20 feet by 75 feet 7 inches in size. The building height shall be 37 feet 8 inches high, as defined by code.

**NO. 19350-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6181**

**Common Address:** 1515 W Walton St

**Applicant:** EZMB, LLC

**Owner:** Cirilo Garcia aka Cirilo Garcia Camacho and Vincenta Hernandez Garcia

**Attorney:** Daniel Lauer

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

**Purpose:** The applicant intends to construct a 3-story, three dwelling unit building with a basement. There will be a three (3) car garage at the rear of the property. The footprint of the building shall be approximately 20 feet by 78 feet 7 inches in size. The building height shall be 37 feet 8 inches high, as defined by code.

**NO. 19360 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6191**

**Common Address:** 1833 W Evergreen Ave

**Applicant:** Nathan Anderson and Sally Arundell

**Owner:** Nathan Anderson and Sally Arundell

**Attorney:** Law Office 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 to renovate and deconvert the existing three-story multi-unit residential building, into a single-family residence. Part of the renovation plan calls for the erection of a new three-story addition, at the rear of the existing three-story building. The proposed zoning change is required to permit the construction of the proposed three-story rear addition. The existing detached (block) garage will remain. The existing building, with proposed rear addition will measure 35 feet-0 inches in height and be masonry and glass in construction

**NO. 19361-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6192**

SUBSTITUTE TO TYPE 1

**Common Address:** 529 N Bishop

**Applicant:** 525 Bishop LLC

**Owner:** 525 Bishop LLC

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

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

**Purpose:** The Applicant is proposing to develop the subject property with eighteen (18) residential townhouses. Each townhouse will be masonry in construction. The proposed home will be 36 feet. Onsite parking for two (2) cars will be provided in an attached garage located within each residential townhouse.

**NO. 19371-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6202**

**Common Address:** 1327 N Wicker Park

**Applicant:** 1325 Wicker Park LLC

**Owner:** 1325 Wicker Park LLC

**Attorney:** Katriina McGuire

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

**Purpose:** The Property will be developed with a three-story, 40.92 foot residential building with a basement with three dwelling units and two parking spaces on site

**NO. 19365-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6196**

TYPE 1 PLANS AMENDED

**Common Address:** 617 West 18<sup>th</sup> Street

**Applicant:** Deanne Benos & Carlos Delgado

**Owner:** Deanne Benos & Carlos Delgado

**Attorney:** Sylvia Michas

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-3 Community Shopping District

**Purpose:** The Applicant plans to develop the property with a new four-story mixed use building containing an art gallery within the lower and ground floor levels and two (2) residential units within the second-fourth floor levels. The proposed development will also include two (2) on-site interior parking spaces. The proposed height of the building is 50'.

**NO. 19366-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6197**

TYPE 1 PLANS AMENDED

**Common Address:** 3849-59 S Halsted St and 3856-58 S Emerald Ave

**Applicant:** Lakeside Bank and IL Banking Corporation

**Owner:** Chicago Title Land Trust Company Trust No. 10-1805

**Attorney:** Paul Kolpak

**Change Request:** RS3 Residential Single-Unit (Detached House) District and M1-2 Limited Manufacturing/ Business Park District to B1-2 Neighborhood Shopping District

**Purpose:** To construct a new 6,200 Square feet story financial establishment with drive-thru with customer services on the first floor and offices on the second floor. The height of the building will be 38 feet 0 inches. There will be 21 parking spaces. There will be 11 parking spaces on site and 10 parking spaces off site

**NO. 19338 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6170**

**Common Address:** 4214 W 26<sup>th</sup> St

**Applicant:** Chicago Title Land Trust Company as trustee under Trust Agreement dated June 7, 2017 and known as trust number 8002374964

**Owner:** Chicago Title Land Trust Company as trustee under Trust Agreement dated June 7, 2017 and known as trust number 8002374964

**Attorney:** Law Office of Mark Kupiec & Associates

**Change Request:** B3-2 Community Shopping District to C2-2 Motor Vehicle related Commercial District

**Purpose:** Demolish the existing building and allow auto sales establishment (used car lot); approximately 2,949 square feet of commercial space

**NO. 19148 (25<sup>th</sup> WARD) ORDINANCE REFERRED (3-29-17)**  
**DOCUMENT #O2017-2162**

**PASS AS SUBSTITUTED AND REVISED**

**Common Address:** 933-943 W Washington; 11-25 N Morgan; 22-42 N Sangamon

**Applicant:** Haymarket Apartments Joint Venture LP

**Owner:** McDermott Center - d/b/a Haymarket Center

**Attorney:** DLA Piper

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

**Purpose:** The Applicant requests a rezoning of the subject property from the DX-3 Downtown Mixed-use District to the DX-5 Downtown Mixed Use-District, then to a Residential-Business Planned Development to allow the construction of two 15-story mixed-use residential and commercial buildings containing an overall FAR of 6.5, up to 358 dwelling units, 13,700 square feet of ground floor commercial space, 259 accessory spaces, and accessory and incidental uses

**NO. 19342 (25<sup>th</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6173**

**Common Address:** 1813 W 17<sup>th</sup> St

**Applicant:** Raul Hernandez, Judy Hernandez and Erica Hernandez

**Owner:** Raul Hernandez, Judy Hernandez and Erica Hernandez

**Attorney:** Law Office of Mark Kupiec & Associates

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

**Purpose:** To allow a second story addition to the existing Single Family House; existing 2 car garage to remain; 2- story / height: 30 feet

**NO. 19346 (26<sup>th</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6177**

**Common Address:** 3411 W North Ave

**Applicant:** JMMN LLC

**Owner:** JMMN LLC

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

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

**Purpose:** The Applicant is seeking a zoning change in order to bring the existing three-story (non-conforming) mixed-use building into compliance under the current Zoning Ordinance. The existing three-story mixed-use building contains approximately 5,520 square feet of commercial/retail space - at grade level, and four (4) dwelling units - above (two on each the 2<sup>nd</sup> and 3<sup>rd</sup> Floors). The zoning change will permit the interior renovation of the four (4) existing dwelling units, and the buildout of a used bookstore in one of the grade level retail spaces. The existing three-story building is masonry in construction and measures approximately 42 feet-0 inches in height. No physical expansion of the existing building is intended. There is and will remain surface parking for six (6) vehicles, at the rear of the building.

**NO. 19351 (26<sup>th</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6182**

**Common Address:** 2446 W Huron Street  
**Applicant:** 2446 W Huron, Inc  
**Owner:** 2446 W Huron, Inc  
**Attorney:** Daniel Lauer  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** The zoning change for this existing single-family home is required to legalize the roof level access room, which is greater than 170 square feet. The home currently exceeds the maximum floor area ratio and height requirement allowed under RS-3 zoning district. The footprint will not change. The new height of the single-family home is 34 feet 8 inches

**NO. 19372 (26<sup>th</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6203**

**Common Address:** 2150 N Avers Ave  
**Applicant:** Tonette Navarro  
**Owner:** Tonette Navarro  
**Attorney:** Law Office of Samuel VP Banks  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** The Applicant is seeking to undertake a complete rehabilitation of the existing two-story (with basement) residential building, which will include significant interior renovations to the three (3) existing dwelling units. The existing building is presently non-conforming under the current Zoning Ordinance. The proposed zoning change is required in order to bring the existing three-unit residential building into compliance under the current Zoning Ordinance, and - in turn, to permit the proposed renovation plan. No physical expansion of the existing building is intended or required. The existing two-car detached garage will remain, at the rear of the property. The existing building is and will remain masonry in construction and measures less than 38 feet-0 inches in height.

**NO. 19337 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6169**

**Common Address:** 608-610 N Kedzie Ave  
**Applicant:** Terrance Klees  
**Owner:** Terrance Klees  
**Attorney:** Thomas Moore  
**Change Request:** C1-1 Neighborhood Commercial District to C2-1 Motor Vehicle Related Commercial District  
**Purpose:** To permit a contractors/ construction storage yard

**NO. 19341 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6214**

**Common Address:** 838-40 W Grand

**Applicant:** Chicago Title Land Trust Company as Successor Trustee to the First Colonial Trust Company as Trustee under Trust Agreement #5419 dated October 5, 1989

**Owner:** Chicago Title Land Trust Company as Successor Trustee to the First Colonial Trust Company as Trustee under Trust Agreement #5419 dated October 5, 1989

**Attorney:** Law Office of Mark Kupiec & Associates

**Change Request:** RM-5 Multi Unit District to DX-3 Downtown Mixed Use District

**Purpose:** To allow the existing commercial units on the ground floor to continue (approximately 2,000 sq.ft. of commercial space; existing 4 dwelling units will remain; no existing parking; existing height 3 story, no change proposed)

**NO. 19211 (27<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3796**

PASS AS REVISED

**Common Address:** 1001 W Fulton Market

**Applicant:** Vequity LLC Series XIII Fulton

**Owner:** Vequity LLC Series XIII Fulton

**Attorney:** Andrew Scott

**Change Request:** C1-1 Neighborhood Commercial District to DX-3 Downtown Mixed Use District and then to a Planned Development

**Purpose:** A five story building (plus amenity pent house) with approx.. 2,600 sq.ft. of ground floor retail and office/commercial uses above. No parking spaces are proposed

**NO. 19275 (28<sup>th</sup> WARD) ORDINANCE REFERRED (6-28-17)**  
**DOCUMENT #O2017-4822**

**Common Address:** 714 S Laflin

**Applicant:** 714 Laflin LLC

**Owner:** 714 Laflin LLC

**Attorney:** Bernard Citron/ Thompson Coburn

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

**Purpose:** The proposed development will be a 6,625 square foot, 44.0 foot, 8 inch 4-unit residential building with four parking spaces.

**NO. 19297 (28<sup>TH</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5479**

PASS AS REVISED

**Common Address:** 1328-1350 W Taylor St

**Applicant:** Roosevelt Square Library LLC

**Owner:** Chicago Housing Authority

**Attorney:** DLA Piper

**Change Request:** Residential Business Planned Development No. 896 to Residential Business Planned Development No. 896, as amended

**Purpose:** The Applicant requests a rezoning of the subject property from Residential-Business Planned Development No. 896 to Residential-Business Planned Development No. 896, as amended to allow the construction of a new 5- / 7-story building containing up to 73 dwelling units, a 16,000 square foot public library on the ground floor, 35 accessory parking spaces, and accessory and incidental uses

**NO. 19355 (31<sup>ST</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6186**

**Common Address:** 2705-07 N Hamlin Ave

**Applicant:** Donald Pasek

**Owner:** Donald Pasek and William Reynoso

**Attorney:** Gordon & Pikarski

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

**Purpose:** The resulting north lot at 2707 N Hamlin will be used as three residential dwelling units, provide two parking spaces and maintain the existing height. The resulting south lot will be used as three residential units, provide three parking spaces and reach a height of 38 feet. No commercial is proposed for either lot

**NO. 19330 (33<sup>RD</sup> WARD) ORDINANCE REFERRED (7-26-17)**  
**DOCUMENT #O2017-5523**

**Common Address:** 3290 N Elston Ave

**Applicant:** Leonides Bairaktaris

**Owner:** Leonides Bairaktaris

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

**Change Request:** RS3 Residential Single-Unit (Detached House) District to B3-1.5 Community Shopping District

**Purpose:** The Applicant is seeking a zoning change in order to locate and establish a general restaurant, within a portion of the first floor, of the existing two-story (non-conforming) mixed-use building, at the subject site. The proposed new restaurant will occupy approximately 1,300 square feet of the existing Floor, with frontage on the corner of Elston Avenue and School Street. Aside from the interior build-out of the existing grade level commercial space, to accommodate for the new proposed restaurant, no other physical changes or additions to the existing two-story building are intended or required. There is no off-street parking available at the subject site. The existing building is and will remain, masonry in construction and measures approximately 35 feet-0 inches in height.



**NO. 19336 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6168**

**Common Address:** 3255 W Leland Ave  
**Applicant:** Aaron Franceschi  
**Owner:** Aaron Franceschi  
**Attorney:** Thomas Moore  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** Applicant seeks to construct 1 dwelling unit in the existing ground floor of a 3 story 2 dwelling unit building 30 feet in height for a total of 3 dwelling units and 3 parking spaces

**NO. 19339 (35<sup>th</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6171**

**Common Address:** 3131 N Central Park Ave  
**Applicant:** Bluehouse Property Management LLC Central Park  
**Owner:** Bluehouse Property Management LLC Central Park  
**Attorney:** Law Office of Mark Kupiec & Associates  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** To allow an additional dwelling unit (basement) within the existing 2 ½ story residential building, for a total of 3 dwelling units within the existing building; no commercial space; existing 2 car garage to remain; existing height / no change proposed

**NO. 19340 (39<sup>th</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6172**

**Common Address:** 4845 N Keystone Ave  
**Applicant:** Walton Builders Inc  
**Owner:** Walton Builders 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, 6 dwelling unit residential building: 8 parking spaces: no commercial space: 3 story, height 33'-10"

**NO. 19369 (40<sup>th</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6200**

**Common Address:** 2515-2519 W Lawrence Ave  
**Applicant:** Jimzs Series One, LOLC 2515 W Lawrence Ave  
**Owner:** Jimzs Series One, LOLC 2515 W Lawrence Ave  
**Attorney:** Richard Kruse  
**Change Request:** B3-2 Community Shopping District to B3-3 Community Shopping District  
**Purpose:** First floor is a 2400 square foot medical office with 9 dwelling units above, and an addition of a fifth floor which will be used for accessory recreation facility for the 9 dwelling units. The Building will be 60' in height and have a total of 18 parking spaces

**NO. 19363 (41<sup>st</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6194**

**Common Address:** 6250 N Northwest Hwy  
**Applicant:** CSE Development Inc  
**Owner:** See application for owner  
**Attorney:** Thomas Moore  
**Change Request:** M1-1 Limited Manufacturing/ Business Park District to M1-2 Limited Manufacturing/  
Business Park District  
**Purpose:** Applicant seeks to build a 3 story self-storage warehouse with a height of 38 feet  
with 3 indoor and 2 outdoor parking spaces.

**NO. 19364-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6195**

TYPE 1 PLANS AMENDED

**Common Address:** 3120-22 N Broadway Ave  
**Applicant:** Icon Broadway Partners LLC  
**Owner:** Icon Broadway Partners LLC  
**Attorney:** Paul Kolpak  
**Change Request:** B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** The proposed property shall be a 4-story residential building with commercial  
space and one dwelling unit on the first floor and eighteen (18) residential  
dwelling units on the 2nd - 4th floor. The building height will be 44 feet and 5  
inches and 49 feet 8 inches with elevation. The building proposes to increase floor  
area ration from 3.0 to 3.15 and reduce minimum off street parking ratio for the  
uses up to 100 percent. The proposed development qualifies as a Transit served  
location, and is located on a pedestrian retail street that is 2,432 feet from the  
Belmont CTA Station.

**NO. 19357-T1 (45<sup>th</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6188**

SUBSTITUTE TO A TYPE 1

**Common Address:** 5031 W Irving Park Road  
**Applicant:** Tim Pomaville  
**Owner:** Tim Pomaville  
**Attorney:** Gordon & Pikarski  
**Change Request:** B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District  
**Purpose:** The property will be used for three residential dwelling units with three parking  
spaces, no commercial space and a height of 27 feet 4 inches

**NO. 19359 (45<sup>th</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6190**

WITHDRAWN

**Common Address:** 5032 W Agatite Ave  
**Applicant:** Adam Leja  
**Owner:** Adam Leja  
**Attorney:** Gordon & Pikarski  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat,  
Townhouse and Multi-Unit District  
**Purpose:** The property will be used for three residential dwelling units with three parking  
spaces, no commercial space and the existing height to be maintained

**NO. 19344 (47<sup>th</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6175**

**Common Address:** 5019-5021 N Ashland Ave

**Applicant:** 5019-5021 N Ashland Ave LLC

**Owner:** 5019-5021 N Ashland Ave LLC

**Attorney:** Law Office 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 to undertake a renovation of the existing three story (with basement) building, at the subject site, which will include the build-out of one (1) additional dwelling unit within the basement of the building. The existing three-story (with basement) residential building presently contains a total of six (6) dwelling units, between the 1<sup>st</sup> -3<sup>rd</sup> Floors - and, is therefore, non-conforming under the current Zoning Ordinance. The renovation plan calls for the build-out of one (1) additional dwelling unit, within the basement of the existing building. The proposed zoning change is required in order to bring the existing (non-conforming) building into compliance under the current Zoning Ordinance and to permit the location and establishment of one (1) additional dwelling unit within the basement. There are currently, and will remain, three (3) surface parking spaces - located at the rear of the building. The existing building measures, and will continue to measure, 42 feet- 0 inches (approx.) in height

**NO. 19376-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (9-6-17)**  
**DOCUMENT #O2017-6175**

**Common Address:** 5050-5048 N Clark Street

**Applicant:** Chicago Magic Lounge, LLC

**Owner:** 5048 N Clark LLC

**Attorney:** Kevin R Malloy

**Change Request:** B3-2 Community Shopping District to B3-5 Community Shopping District

**Purpose:** To operate a cabaret style theater with performances of up close and stage magic with approx. 5,980 sq.ft.

**NO. 19255 (47<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3857**

PASS AS REVISED

**Common Address:** 4501 N Winchester Ave

**Applicant:** Ravenswood Senior Living

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

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

**Change Request:** Institutional Planned Development No. 60, as amended, to B2-2 Neighborhood Mixed-Use District

**Purpose:** The Applicant is seeking to amend the existing Planned Development in order to permit the rehabilitation, expansion and conversion of the existing eight-story, with one-story addition, medical office building (Sub-Area C) - into an Independent Senior and Supportive Living Facility. The proposed new Senior and Supportive Living Facility (33,503 square feet approx.) will contain seventy-four (74) elderly housing (dwelling) units and one hundred and twenty (120) supportive living (dwelling) units - for a total of one hundred and ninety-four (194) dwelling units. The newly converted building will also contain ancillary offices, common areas, a cafeteria (with kitchen), and other residential amenity rooms. Off-street parking for residents, employees and guests of the proposed Senior and Assisted Living Facility will be provided in the existing parking garage (Sub-Area E). Part of the renovation plan calls for the erection of a one-story vertical addition to the existing eight-story building, resulting in a total height of 139 feet-4inches. The newly renovated building, with proposed addition, is masonry in construction. There will be no changes to any other existing buildings, structures or improvements (Sub-Areas A, B, D and E) located within the existing Planned Development.

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

<b>DOC#</b>	<b>WARD</b>	<b>LOCATION</b>	<b>PERMIT ISSUED TO</b>
TBD	1	1300 N Ashland Ave	Extra Space Storage
TBD	1	1924 W Chicago Ave	Roots Handmade Pizza
Or2017-432	27	1340 W Washington Blvd	Plumbers Union Local 130
OR2017-435	27	1460 N Halsted	Lurie Children's Primary Care
Or2017-439	27	145 S Western	Wendy's
Or2017-417	37	4545 W Division St.	Buyers Flea Market
Or2017-418	37	4545 W Division St.	Buyers Flea Market
Or2017-419	37	4545 W Division St.	Buyers Flea Market
Or2017-442	42	351 W Hubbard	The Hampton Social
Or2017-443	42	18-22 W Monroe St	Broadway in Chicago
Or2017-444	42	18-22 W Monroe St	Broadway in Chicago
Or2017-445	42	18-22 W Monroe St	Broadway in Chicago
Or2017-425	42	800 N Michigan Ave	Canada Goose
Or2017-426	42	800 N Michigan Ave	Canada Goose
Or2017-427	42	800 N Michigan Ave	Canada Goose
Or2017-428	42	800 N Michigan Ave	Canada Goose
Or2017-429	43	2335 N Lincoln Ave	Lincoln Fullerton LLC REIT Property
Or2017-433	43	2345 N Lincoln Ave	Lincoln Fullerton LLC REIT Property
Or2017-434	43	2376 N Lincoln Ave	Lincoln Fullerton LLC REIT Property
Or2017-431	43	2339 N Halsted	Lincoln Fullerton LLC REIT Property
Or2017-436	43	745 W Fullerton	Lincoln Fullerton LLC REIT Property
Or2017-438	43	2350 N Lincoln	Lincoln Fullerton LLC REIT Property
Or2017-440	43	2350 N Orchard St	Lincoln Fullerton LLC REIT Property
Or2017-441	43	2350 N Orchard St	Lincoln Fullerton LLC REIT Property
OR2017-430	45	5210 N Northwest Hwy	BP Station
OR2017-420	47	2434 W Montrose Ave	Nick Sarillo