

RECEIVED  
#3

*vf*

2014 NOV 10 PM 1:21

OFFICE OF THE  
CITY CLERK

# Meeting Of The Committee on Zoning Landmark & Building Standards

**THURSDAY, NOVEMBER 13, 2014 AT 10:00 AM**  
**COUNCIL CHAMBERS, 2<sup>nd</sup> 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

**NO. MA-188 (MAYORAL APPLICATION AND 42<sup>ND</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT # O2014-8402**

To amend Title 17-12-1005 and to add section 17-12-1104 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *the establishment of the Chicago River Corridor Special Sign District*

**NO. TAD-528 (14<sup>th</sup> and 25<sup>th</sup> WARDS) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT # O2014-8106**

To amend Title 17-9-0129 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *Medical Cannabis dispensing organizations and cultivation centers*

**NO. A-8048 (47<sup>th</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT # O2014-8750**

**Common Address:** 4416 N Winchester Ave

**Applicant:** Alderman Ameya Pawar

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

**NO. A-8047 (47<sup>th</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT # O2014-8749**

**Common Address:** 3911 N Leavitt Street

**Applicant:** Alderman Ameya Pawar

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

**NO. A-8046 (47<sup>th</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT # O2014-8748**

**Common Address:** 3615 North Marshfield Ave

**Applicant:** Alderman Ameya Pawar

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

**NO. A-8045 (40<sup>th</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT # O2014-8747**

**Common Address:** 5032-44 North Rockwell Street and 2600-10 West Winnemac Ave

**Applicant:** Alderman Patrick O'Connor

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

**NO. A-8043 (30<sup>th</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT # O2014-8745**

**Common Address:** 3600-56 West Belmont Ave

**Applicant:** Alderman Ariel Reboyras

**Change Request:** B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

**NO. A-8042 (30<sup>th</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT # O2014-8744**

**Common Address:** 3701-21 West Belmont Ave

**Applicant:** Alderman Ariel Reboyras

**Change Request:** B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

**NO. A-8041 (28<sup>th</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT # O2014-8743**

**Common Address:** 2300-22 West Flournoy Street; 2301-43 West Flournoy Street; 702-754- South  
Claremont Ave; 701-755 South Claremont Ave; 608-754 South Oakley Blvd; 2300-  
44 West Polk St; 800-04 South Oakley Blvd.

**Applicant:** Alderman Jason Ervin

**Change Request:** RM-5 Multi Unit District to RT3.5 Residential Two-Flat, Townhouse and Multi-  
Unit District

**NO. A-8049 (28<sup>th</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT # O2014-8742**

**Common Address:** 2300-40 West Harrison Street; 500-14 South Oakley Boulevard; 500-14 South  
Claremont Ave; 501-15 South Claremont Ave

**Applicant:** Alderman Jason Ervin

**Change Request:** C1-3 Neighborhood Commercial District to RT4 Residential Two-Flat, Townhouse  
and Multi-Unit District

**NO. A-8040 (24<sup>th</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT # O2014-8741**

**Common Address:** 907-911 South Kedzie Ave

**Applicant:** Alderman Michael Chandler

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

**NO.18197 (45<sup>TH</sup>WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8044**

**Common Address:** 4179 West Irving Park Road; 3937-3955 North Keeler Ave and 3968-3988 North Avondale

**Applicant:** NRG Irving Park LLC (See Application for list of LLC Members)

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

**Attorney:** Rich Klawiter

**Change Request:** RS3 Residential Single-Unit (Detached House) District to B2-1.5 Neighborhood Mixed Use District and then to a Residential Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the B3-1 Community Shopping District and RS-3 Residential Single Unit (Detached House) District to B2-1.5 Neighborhood Mixed- Use District and then to Residential-Business Planned Development to allow for construction of a +/- 38-foot commercial building and three +/- 37-foot residential buildings containing up to 1.5 FAR, up to 18 dwelling units, accessory parking, commercial uses, and accessory and incidental uses

**NO.18188 (44<sup>TH</sup>WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8027**

**Common Address:** 3851 N Southport

**Applicant:** 3851 N Southport LLC

**Owner:** 3851 N Southport LLC

**Attorney:** Thomas Moore

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

**Purpose:** Applicant proposes to add to the existing three- story, one commercial unit, five residential limit building and to allow for the addition of a sixth, three-story residential dwelling unit to the rear of the building. The height of the addition will be 32 feet. The height of the existing building will remain the same at 36 ft. The existing commercial space and the existing two indoor parking spaces will remain the same

**NO.18189 (44<sup>TH</sup>WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8028**

**Common Address:** 1342 West Henderson

**Applicant:** Phoebe and Michael Nitekman

**Owner:** Phoebe and Michael Nitekman

**Attorney:** Thomas Moore

**Change Request:** RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

**Purpose:** Applicant proposes to add a one story breezeway addition and third floor addition to the existing 2 story single family home and increase the height of the building from 30 ft.- 2 in. to 40 ft. - 8 in. Parking will remain the same with the existing rear two car detached garage.

**NO.18178 (41<sup>st</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8017**

**Common Address:** 6419-6425 W Touhy Ave; 7149-57 N Caldwell Ave

**Applicant:** 6421 Touhy LLC (Bart Przyjemski)

**Owner:** 6421 Touhy LLC (Bart Przyjemski)

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

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

**Purpose:** The applicant seeks a zoning change to permit the conversion of 6 ground floor commercial units to residential use in an existing 4-story building containing 18 residential units with 30 on-site parking spaces. After the conversion there will be a total of 24 residential units. There is no commercial space proposed. The 30 on-site parking spaces will remain and the height of the building will remain unchanged.

**NO.18177 (40<sup>TH</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8016**

**Common Address:** 6040-6060 N Western Ave; 6045-6109 North Artesian Ave

**Applicant:** Michael Roberts Enterprises Inc. and 5657 Broadway LLC (Robert Loquercio)

**Owner:** Z Frank, Inc., and CEF-98 Real Estate Properties LLC

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

**Change Request:** RS3 Residential Single-Unit (Detached House) District to C2-2 Motor Vehicle related Commercial District and C2-2 Motor Vehicle related Commercial District to C2-3 Motor Vehicle Related Commercial District and then to a Business Planned Development

**Purpose:** The applicant seeks a zoning change to permit the development of a new building to house the existing automobile dealership. The new building will contain 182,127 square feet of commercial space and onsite parking will be provided for 222 vehicles. The proposed building will rise to a height of 64'-10". No Dwelling units are proposed

**NO.18192 (31<sup>st</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8038**

**Common Address:** 4816 West Cornelia

**Applicant:** Dawn Wolf

**Owner:** Dawn Wolf

**Attorney:** Rashida Jackson

**Change Request:** RS3 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District

**Purpose:** Parking for 20 cars for business located at 3500-04 North Cicero

**NO.18182 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8021**

**Common Address:** 2020-2024 West Adams; 127-139 South Seeley

**Applicant:** JSF Real Estate LLC- Westside- Adams West Series; and Amphitheatre LLC – Series Westside- Adams West

**Owner:** JSF Real Estate LLC- Westside- Adams West Series; and Amphitheatre LLC – Series Westside- Adams West

**Attorney:** Mara Georges/ Adam Penkhus, Daley and Georges

**Change Request:** RM-5 Multi Unit District to C1-3 Neighborhood Commercial District

**Purpose:** The proposed non-accessory parking lot will provide for approximately 35 parking spaces

**NO.18183 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8022**

**Common Address:** 2014-2016 West Adams

**Applicant:** JSF Real Estate LLC- Westside- Adams West Series; and Amphitheatre LLC – Series Westside- Adams West

**Owner:** JSF Real Estate LLC- Westside- Adams West Series; and Amphitheatre LLC – Series Westside- Adams West

**Attorney:** Mara Georges/ Adam Penkhus, Daley and Georges

**Change Request:** RM-5 Multi Unit District to C1-3 Neighborhood Commercial District

**Purpose:** The proposed non-accessory parking lot will provide for approximately 25 parking spaces

**NO.18174 (26<sup>TH</sup>WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8013**

**Common Address:** 3434 W Armitage

**Applicant:** Dino Steve Gardiakos

**Owner:** Stathes and Penelope Gardiakos

**Attorney:** Dean Maragos

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

**Purpose:** to build a four story mixed use building with three dwelling units, five parking spaces and approximately 1,767 sq.ft. of commercial space

**NO.18193 (26<sup>TH</sup>WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8039**

**Common Address:** 2933-2939 W Division St, 1102-1142 N Richmond St, 1101-1107 N Richmond St, 1100-1122 N Francisco Ave, 1045-1057 N Sacramento Ave, 1052-1058 N Richmond St, 1057-1065 N Richmond St, 1044-1056 N Mozart St, 1047-1057 N Francisco Ave, 1022-1036 N Sacramento Ave, 1022-1036 N Richmond St, 1011-1031 N Richmond St, 1028-1036 N Francisco Ave, 1023-1037 N Francisco Ave, 1103 N Sacramento Ave, 1044 N Francisco Ave, 1027 N Sacramento Ave, 1035 N Richmond St and 2915 W Cortez St

**Applicant:** Hispanic Housing Development Corp.

**Owner:** Norwegian American Hospital Inc.

**Attorney:** Chico & Nunes

**Change Request:** RS3 Residential Single-Unit (Detached House) District and Institutional Planned Development #599 to Institutional Planned Development #599, as amended

**Purpose:** The zoning amendment is required in order to permit the construction of the new 65<sup>th</sup> Infantry Borinqueneers Veterans Housing building. The proposed 4-story residential building will contain a) tenant ancillary uses (i.e. recreation area, library) located on the first floor b) forty-nine (49) affordable dwelling units located on the second - fourth floors and c) forty-two (42) on-site exterior parking spaces. The height of the proposed building is 60 feet. The proposed Veterans Housing building will be located within Subarea A of proposed PD #599, as amended. The remainder of the property, identified as Subareas B and C of proposed PD #599, will remain improved with the existing Norwegian American Hospital campus

**NO.18187 (24<sup>TH</sup>WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8026**

**Common Address:** 3300-3330 West Ogden Ave

**Applicant:** Legacy Charter School

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

**Attorney:** John Lawlor

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

**Purpose:** As a new elementary school providing approximately 23 classroom, gym, administrative offices, cafeteria and accessory facilities including landscaped grounds and surface parking.

**NO.18196-T1 (24<sup>TH</sup>WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8043**

**Common Address:** 4613-4617 W Harrison Street

**Applicant:** David Hegwood

**Owner:** David Hegwood

**Attorney:** O. Kate Tragesser

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

**Purpose:** To allow for all uses permitted in a C1-2 Neighborhood Commercial District. There are no dwelling units. There are three (3) parking spaces. The approximate square footage of the existing one-story building is 1,626.25 square feet, the approximate height of the existing one-story building is 13.67 feet. There are no proposed changes to the existing one-story building.

**NO.18175-T1 (14<sup>TH</sup>WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8014**

**Common Address:** 5248 S Kedzie Ave

**Applicant:** Wayne Schnell

**Owner:** Wayne Schnell

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

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

**Purpose:** The applicants seeks a zoning change to permit the conversion of a ground floor commercial unit to a residential use in a building containing 2 dwelling units on the ground floor with 1 dwelling unit on the second floor. After the conversion is complete the building will contain 3dwelling units on the ground floor with one dwelling unit on the second floor for a total of 4 residential units with no commercial space. There are 2 existing on-site parking spaces that will remain, and the height of the existing building will remain unchanged at 24'-0".



**NO.18186 (10<sup>TH</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8025**

**Common Address:** 10344-10476 S Indianapolis; 3900-3916 East 104<sup>th</sup> Street; 3920-3966 East 105<sup>th</sup> Street

**Applicant:** Public Building Commission

**Owner:** Public Building Commission

**Attorney:** Meg George

**Change Request:** C1-1 Neighborhood Commercial District and M1-1 Limited Manufacturing/  
Business Park District to RS3 Residential Single-Unit (Detached House) District  
and then to an Institutional Planned Development

**Purpose:** The Public Building Commission will be constructing a new elementary school on  
behalf of Chicago Public Schools

**NO.18190 (8<sup>TH</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8035**

**Common Address:** 9501-49 South Cottage Grove Ave; 9633-45 S Cottage Grove Ave; 901-49 E 95<sup>th</sup>  
Street; 9659 S Ellis

**Applicant:** Trinity 95<sup>th</sup> & Cottage Grove Planned Community Development LLC (See  
Application for list of LLC Members)

**Owner:** Trinity 95<sup>th</sup> & Cottage Grove Planned Community Development LLC (See  
Application for list of LLC Members); the City of Chicago; and Norfolk Southern  
Corporation

**Attorney:** Elvin Charity

**Change Request:** Business Planned Development No.751 and M1-2 Limited Manufacturing/  
Business Park District to C2-2 Motor Vehicle related Commercial District and  
then to a Residential Commercial Institutional Planned Development

**Purpose:** Phased development consisting of rehabilitation of an existing building  
containing approximately 75,000 sq. ft. at 901 E/ 95<sup>th</sup> Street for school, office,  
retail sales, service and related uses; the new construction of approximately 122  
multifamily senior residential units in 2 buildings; the new construction of  
approximately 60 multifamily housing units in 2 buildings containing  
approximately 15,000 sq. ft. of ground floor retail space; rehabilitation of an  
existing building containing approximately 35,000 sq. ft. at 9633 S. Cottage  
Grove Avenue for retail sales, warehouse and distribution, and restaurant uses;  
new construction of an approximately 28,000 sq. ft building with a projected  
primary use as a community health center; new construction of an  
approximately 225,000 square feet indoor sports and recreation facility;  
construction of an outdoor urban farm; and the provision of accessory, off-street  
on-site and off-site parking and related accessory uses

**NO.18180 (6<sup>TH</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8019**

**Common Address:** 8050 South Dr. Martin Luther King Drive

**Applicant:** L & V Brown Trust No. 001 (Vera Brown)

**Owner:** L & V Brown Trust No. 001 (Vera Brown)

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

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

**Purpose:** The applicant seeks a zoning change to legalize the existing non-conforming ground floor commercial unit. The building contains 4 residential units on floors 2 and 3, with one ground floor commercial unit. The ground floor commercial space contains approximately 2,100 square feet. There are 3 on-site parking spaces provided in a garage at the rear of the lot, and the height of the existing building will remain unchanged.

**NO.18198 (4<sup>TH</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8045**

**Common Address:** 3405-07 S Prairie

**Applicant:** TRB Properties Three LLC (Thomas Boney and Donal Barry Sr.)

**Owner:** TRB Properties Three LLC (Thomas Boney and Donal Barry Sr.)

**Attorney:** Thomas Moore

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

**Purpose:** Applicant proposes to build a three story building with three residential dwelling units and 3 outdoor parking spaces situated in the rear of the building on the existing vacant land. The proposed height of the building will be 36 feet.

**NO.18194-T1 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8040**

**Common Address:** 2540 South Wabash

**Applicant:** Koziel, LLC (See Application for list of LLC Members)

**Owner:** Koziel, LLC (See Application for list of LLC Members)

**Attorney:** Neal & Leroy

**Change Request:** M1-3 Limited Manufacturing/Business Park District to C1-5 Neighborhood Commercial District

**Purpose:** The Applicant proposes to redevelop the existing building into a Kozy Cyclery retail sales and repair shop

**NO.18173-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8012**

**Common Address:** 1801-09 West Grand Ave

**Applicant:** Salina Vest

**Owner:** Salina Vest

**Attorney:** Michael Ezgur

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District

**Purpose:** The property will be developed with a 5 story building (60 feet tall) containing approximately 2,157 square feet of first floor commercial space, a total of seventeen residential dwelling units on the upper floors, 2,048 square feet of Fifth floor office space, seventeen parking spaces and one loading berth.

**NO.18176 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8015**

**Common Address:** 2808-14 West North Ave

**Applicant:** 2808-14 West North Avenue LLC (Bart Przyjemski)

**Owner:** 2808-14 West North Avenue LLC (Bart Przyjemski)

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

**Change Request:** B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District

**Purpose:** The applicant seeks a zoning change to permit the development of two four-story, eight-unit residential buildings with no commercial space for a total of 16 residential units. Each building will have on-site parking for eight vehicles for a total of 16 parking spaces. The proposed buildings will each reach a height of 45 feet.

**NO.18179 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8018**

**Common Address:** 1740 W Erie St

**Applicant:** Joseph Tomaska

**Owner:** Joseph Tomaska

**Attorney:** Thomas Raines

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

**Purpose:** To allow for the completion of a Single Family Home that exceeds the Bulk limits set forth in the current RS-3 district (FAR & Height). The Single Family Home will be 4,369 square feet and 36 feet in height with a detached 2 car garage

**NO.18181-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8020**

**Common Address:** 2505 W Fullerton Ave

**Applicant:** EZMB, LLC (Zdzslaw Banys)

**Owner:** EZMB, LLC (Zdzslaw Banys)

**Attorney:** Daniel Lauer

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

**Purpose:** This zoning change is for purposes of constructing a three (3) residential dwelling unit building, consisting of one duplex-down unit, a simplex unit, and a duplex-up unit, with three (3) garage parking. The footprint of the building shall be approx. 21 feet by 72 feet in size and the building shall be 46 feet 6 inches high (a four story building with a basement), as defined by City Zoning Code

**NO.18184-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8023**

**Common Address:** 2301 N Campbell and 2305 N Campbell Ave

**Applicant:** EZMB, INC.

**Owner:** EZMB, INC. and Susanna Christina Duecker

**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 Applicant intends to construct a residential two-flat with a three car garage at 2301 North Campbell. The residential two-flat residence will be 26 feet 3 inches by 66 feet in size and the height of the two-flat shall be 26 feet 6 inches high. There will be no changes to the existing two (2) dwelling unit building located at 2305 North Campbell

**NO.18185 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8024**

**Common Address:** 2328-2340 North California Ave

**Applicant:** Savoy R.E. Development (Enrico Plati)

**Owner:** Albany Bank and Trust Agreement #11-4664

**Attorney:** Katriina McGuire, Schain Banks

**Change Request:** C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District and then to a Residential Business Planned Development

**Purpose:** To allow for a transit oriented development that is 5 stories tall with 56 dwelling units, 18 parking spaces and retail on the ground floor.

**NO.18191 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8036**

**Common Address:** 2344 West Huron

**Applicant:** Paul Kulisz

**Owner:** Paul Kulisz

**Attorney:** NA

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

**Purpose:** The property will continue to be a 2 unit owner occupied property with 2 car parking. The addition will be a third floor added to the two story building along with rebuilding of rear porch. The building height to the bottom of the roof joist is to be approximately 34.5 feet

**NO.18195 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8041**

**Common Address:** 1552 West Chicago Ave

**Applicant:** VSOP Properties LLC

**Owner:** VSOP Properties LLC

**Attorney:** Bernard Citron

**Change Request:** B1-2 Neighborhood Shopping District to B3-3 Community Shopping District

**Purpose:** Applicant will use the property to operate an approximately 6,000 square foot. 2-story recording studio with 3 parking spaces in the rear parking lot for producing and recording music.