

Meeting Of The Committee on Zoning Landmark & Building Standards

MONDAY, MAY 22, 2017 AT 10:00 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 Numerical Order
According to Ward

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NO. MA-233 (MAYORAL APPOINTMENT) ORDINANCE REFERRED (4-19-17)
DOCUMENT # A-2017-39

Appointment of Shaina Doar as a member of the Zoning Board of Appeals for a term effective immediately and expiring July 1, 2019

NO. A-8287 (1ST WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2079

Common Address: 1811 N California Ave

Applicant: Alderman Joe Moreno

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

NO. A-8288 (3RD WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2080

Common Address: 1401-19 S Wabash Ave

Applicant: Alderman Pat Dowell

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

NO. A-8289 (5TH WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2082

Common Address: Southside of East 71st Street from the alley next west of South Merrill Avenue to South Yates Avenue

Applicant: Alderman Leslie Hairston

Change Request: B1-3 Neighborhood Shopping District, B1-2 Neighborhood Shopping District, and C1-3 Neighborhood Commercial District to RS3 Residential Single-Unit (Detached House) District

NO. A-8290 (5TH WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2085

Common Address: Southside of East 71st Street from South Bennett Ave to 115.5 feet east of South Jeffery Boulevard

Applicant: Alderman Leslie Hairston

Change Request: B1-3 Neighborhood Shopping District and B3-3 Community Shopping District to RS3 Residential Single-Unit (Detached House) District

NO. A-8291 (5TH WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2086

Common Address: Southside of East 71st Street from South Stoney Island Ave to South Constance Ave

Applicant: Alderman Leslie Hairston

Change Request: C2-2 Motor Vehicle related Commercial District, B3-2 Community Shopping District and B3-3 Community Shopping District to RS3 Residential Single-Unit (Detached House) District

NO. A-8292 (5th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2088

Common Address: North side of East 71st Street from South Paxton Ave to South Crandon Ave

Applicant: Alderman Leslie Hairston

Change Request: B1-3 Neighborhood Shopping District to RS3 Residential Single-Unit (Detached House) District

NO. A-8293 (5th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2090

Common Address: North side of East 71st Street from South Stoney Island Ave to South Cornell Ave

Applicant: Alderman Leslie Hairston

Change Request: C2-2 Motor Vehicle related Commercial District to RS3 Residential Single-Unit (Detached House) District

NO. A-8294 (5th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2091

Common Address: Northside of East 71st St from South Cornell Ave to South Euclid Ave

Applicant: Alderman Leslie Hairston

Change Request: B3-2 Community Shopping District to RS3 Residential Single-Unit (Detached House) District

NO. A-8295 (5th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2093

Common Address: Northside of East 71st St from South Euclid Ave to South Merrill Ave

Applicant: Alderman Leslie Hairston

Change Request: B1-3 Neighborhood Shopping District to RS3 Residential Single-Unit (Detached House) District

NO. A-8296 (5th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2096

Common Address: Northside of East 71st Street from South Merrill to South Paxton Ave

Applicant: Alderman Leslie Hairston

Change Request: B1-2 Neighborhood Shopping District to RS3 Residential Single-Unit (Detached House) District

NO. A-8297 (8th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2108

Common Address: 916-24 E 87th St

Applicant: Alderman Michelle Harris

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

NO. A-8298 (11th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2110

Common Address: 517 W 43rd Street

Applicant: Alderman Patrick Thompson

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

NO. A-8299 (13th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2112

Common Address: 5347-59 West 63rd Street

Applicant: Alderman Marty Quinn

Change Request: C2-1 Motor Vehicle Related Commercial District to RS2 Residential Single-Unit (Detached House)

NO. A-8300 (17th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2114

Common Address: 1948-56 W 79th St; 7851-59 S Damen Ave

Applicant: Alderman David Moore

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

NO. A-8301 (20th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2115

Common Address: 201-207 E 61st Street

Applicant: Alderman Willie B Cochran

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-3 Community Shopping District

NO. A-8302 (23rd WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2116

Common Address: 6822 W Archer Ave

Applicant: Alderman Michael Zalewski

Change Request: B3-1 Community Shopping District to RS2 Residential Single-Unit (Detached House)

NO. A-8303 (27TH WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2119

Common Address: 332-340 S Halsted St.; 800-810 W Van Buren St.

Applicant: Alderman Walter Burnett Jr

Change Request: DX-5 Downtown Mixed-Use District to DS-3 Downtown Service District

NO. A-8304 (31ST WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2120

Common Address: 4615-51 W Diversey Ave; 2739-65 N Kilpatrick Ave; 4626-50 W Parker Ave

Applicant: Alderman Milagros Santiago

Change Request: Residential Business Planned Development No. 1079, as amended to B1-1 Neighborhood Shopping District

NO. A-8305 (35TH WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2121

Common Address: 3530-58 W Irving Park Road

Applicant: Alderman Carlos Ramirez-Rosa

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

NO. A-8307 (43RD WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-1974

Amendment of Municipal Code Section 17-3-0503-D by classifying N Halsted St. from W Fullerton Ave to W Wrightwood Ave as a Pedestrian Retail Street

NO. A-8306 (44TH WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2122

Common Address: 2941-47 N Clark St

Applicant: Alderman Thomas Tunney

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

NO. 19191-T1 (1ST WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT # O2017-3201

Common Address: 1812 N Sawyer Ave

Applicant: Optimum H&C, LLC

Owner: Optimum H&C, LLC

Attorney: Daniel Lauer

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

Purpose: To construct a three story four unit building

NO. 19192-T1 (1st WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3202

Common Address: 1713-1717 N Campbell

Applicant: BB&G LLC

Owner: BB&G LLC

Attorney: William JP Banks of Schain, Burney, Banks, Kenny & Scwartz

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

Purpose: After rezoning, there will be 2 zoning lots, 1713-15 N Campbell will be 48' x 124.38' and contains an existing 3 dwelling units building that will be rehabbed and will have a total of 4 dwelling units and 5 parking spaces. The height of this building is existing at 38 feet, 1717 N Campbell will be 24' x 124.38' and will contain a 3 story 2 dwelling unit building with 2 parking spaces. The height will be 38 feet,

NO. 19194-T1 (1st WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3204

Common Address: 1834 N Rockwell St,

Applicant: Great Rockwell LLC

Owner: Great Rockwell LLC

Attorney: Thomas Moore

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

Purpose: To build a 4 dwelling unit, 3 story new construction building 38 feet in height with 4 parking spaces

NO. 19196-T1 (1st WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3206

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. 19207 (1st WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3220

Common Address: 2537 W Cortland Street

Applicant: Peter Childs

Owner: Peter Childs

Attorney: Gordon & Pikarski

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

Purpose: The Applicant seeks to improve the subject site with a building containing three residential dwelling units. The building will provide three parking spaces. No commercial space is proposed. The building will reach a height of 38 feet as defined by the ordinance

NO. 19184-T1 (2nd WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3193

Common Address: 1460-62 W Cortez St.

Applicant: Cesar Roman

Owner: Cesar Roman

Attorney: Rolando Acosta

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-2 Neighborhood Mixed-Use District and RS3 Residential Single-Unit (Detached House) District to RS3 Residential Single-Unit (Detached House) District

Purpose: Existing two-story, 30.0 foot tall building at 1460 West Cortez to remain with the existing three residential dwelling units and no parking or loading. 1462 West Cortez to be developed with a single-family home 30 feet in height with two parking spaces and in accordance with the RS3 regulations

NO. 19186 (3rd WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3198

Common Address: 1-23 W Cermak Rd, 2210-2458 S State St, 2401-2459 S Dearborn St, 2301-2359 S Federal St, 2301-2309 S State St, 1-9 E 23rd St, 1-53 W 23rd St, 2-24 W 23rd St and 34-54 W 24th St

Applicant: Ickes Master Developer JV LLC

Owner: Please see application for list of owners

Attorney: DLA Piper

Change Request: C2-3 Motor Vehicle Related Commercial District, RM-5 Multi Unit District, DX-3 Downtown Mixed Use District, and M1-3 Limited Manufacturing/Business Park District to a DX-3 Downtown Mixed Use District and then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the C2-3 Motor Vehicle Related Commercial District, the RM-5 Residential Multi-Unit District and the M1-3 Limited Manufacturing/Business Park District to the DX-3 Downtown Mixed-Use District and then to a Residential-Business Planned Development to allow for the construction of approximately 972 residential dwelling units and approximately 75,000 square feet of commercial and retail space containing an overall FAR of 2.58, accessory parking, and accessory and incidental uses.

NO. 19201 (3rd WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3211

Common Address: 3329-3335 S Michigan Ave

Applicant: All Chicago Inc.

Owner: All Chicago Inc.

Attorney: Law Office of Samuel VP Banks

Change Request: B2-5 Neighborhood Shopping District to RM4.5 Residential Multi-Unit District

Purpose: The subject property will be divided into two (2) new zoning lots. One of the resulting zoning lots will be developed with a new three-story building that will contain six (6) residential units. Onsite parking for six (6) cars will be located at the rear of that zoning lot. The second resulting zoning lot will be developed with a new three-story building that will contain three (3) residential units. Onsite parking for three (3) cars will be located at the rear of that zoning lot. Both proposed buildings will be 37 feet 5 inches in height. Both proposed buildings will be masonry construction.

NO. 19181-T1 (9th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3190

Common Address: 11038-11058 S Michigan Ave

Applicant: Terrence Sommerfeld

Owner: See application for owner

Attorney: Bernard Citron

Change Request: M1-1 Limited Manufacturing/ Business Park District to B1-3 Neighborhood Shopping District

Purpose: To allow for commercial retail uses at the existing one story, approximately 12,617 sq.ft. building with adjacent parking lot with 23 parking spaces

NO. 19199 (11th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3209

Common Address: 4403 S Wallace Street

Applicant: Bill Babs Inc. Kellys Tavern

Owner: Bill Babs Inc. Kellys Tavern

Attorney: Paul Kolpak

Change Request: RS3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

Purpose: the tavern will continue to operate on the first floor of the building which is approximately 2,000 sq.ft. The second floor is a vacant dwelling unit which will continue to be used as a storage area. There are no off street parking spaces. The building is approx. 25 feet in height

NO. 19190-T1 (12th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3199

Common Address: 1746-1756 W 38th St

Applicant: Bertco Development LLC

Owner: Bertco Development LLC

Attorney: Louis Weinstock

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

Purpose: Two-story, 12,437 sq.ft. 30' 1" high, six unit townhouse residence, with six parking spaces

NO. 19200- T1 (12th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3210

Common Address: 2000 W 34th Street

Applicant: Alejandro Guerra

Owner: George Florakos

Attorney: Tristan & Cervantes (Homero Tristan)

Change Request: M1-2 Limited Manufacturing/ Business Park District to C3-3 Commercial, Manufacturing and Employment District

Purpose: Restaurant with consumption on premises, incidental activity and outdoor patio

NO. 19202- T1 (12th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3212

Common Address: 2014-2018 W 35th Street

Applicant: Phalanx Real Estate Partners

Owner: Phalanx Real Estate Partners

Attorney: William JP Banks of Schain, Burney, Banks, Kenny & Schwartz

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-2 Neighborhood Mixed-Use District

Purpose: The property will have four dwelling units and four parking spaces. The building has an existing height of 27.5 feet. There will be no alterations to the size of the existing two story building

NO. 19182 (25th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3191

Common Address: 1921 S Peoria Street

Applicant: My Kind of Town Properties LLC 1921 S Peoria Street Series

Owner: My Kind of Town Properties LLC 1921 S Peoria Street Series

Attorney: Rolando Acosta

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

Purpose: Two-story, 24 foot tall, residential building to contain four residential dwelling units, three parking spaces and no loading berth

NO. 19185-T1 (25th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3194

Common Address: 2018 S May St

Applicant: Jamie Rodriguez

Owner: Jamie Rodriguez

Attorney: Thomas Moore

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

Purpose: Applicant seeks to construct 1 dwelling unit in the existing ground floor of a 3 story 2 dwelling unit building 26 feet in height for a total of 3 dwelling units and 3 parking spaces

NO. 19189 (25th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3197

Common Address: 845-55 W Adams; 201-39 S Peoria St./ 844-54 W Jackson Blvd

Applicant: V211PeoriaPark, LLC

Owner: See application for list of owners

Attorney: Michael Ezgur

Change Request: DS3 Downtown Service District to DX-7 Downtown Mixed Use District and then to a Residential Business Planned Development

Purpose: The Applicant proposes to retain the existing building at 850 West Jackson Boulevard containing approximately 11,353 square feet of ground floor commercial space and approximately 94,070 square feet of office space and twenty-one parking spaces, and construct a new seventeen-story, mixed-use building, consisting of approximately 13,000 square feet of ground floor commercial space, 258 residential dwelling units, 172 automobile parking spaces, 258 bicycle parking spaces and one loading berth. The height of the proposed building is 185 feet.

NO. 19195-T1 (25th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3205

Common Address: 2315 W 24th Place

Applicant: Cloud Property Management LLC, 2315 Series

Owner: Cloud Property Management LLC, 2315 Series

Attorney: Thomas Moore

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-6 Residential Multi Unit District

Purpose: Applicant seeks to renovate an existing school in order to construct 8 dwelling units in a 3 story building 32 feet in height with 3 interior parking spaces

NO. 19198 (26th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3208

Common Address: 1742 N Troy

Applicant: Townplace Investments, Ltd

Owner: Townplace Investments, Ltd

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

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

Purpose: After rezoning, the lot will consist of a two story residential building with two dwelling units. Two parking spaces will be provided

NO. 19178 (27th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3187

Common Address: 117-27 N Elizabeth Street; 120-26 N Willard Court

Applicant: Peppercorn 113, LLC

Owner: Peppercorn 113, LLC

Attorney: Michael Ezgur

Change Request: C1-3 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District

Purpose: the applicant proposes to lease the 12,200 sq.ft. building and outdoor lot as an entertainment and spectator sports facility with no on-site parking. The building height to remain at the existing 32 feet

NO. 19180-T1 (27th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3189

Common Address: 812-822 W Jackson Blvd; 219-39 S Green St; 226-228 S Halsted

Applicant: V820 Jackson LLC

Owner: V820 Jackson LLC

Attorney: Michael Ezgur

Change Request: DS3 Downtown Service District and DX-5 Downtown Mixed-Use District to DX-7 Downtown Mixed Use District

Purpose: The applicant proposes to construct a new accessory roof top deck as an amenity space to this existing eight story mixed use building, which currently consists of approx. 10,000 sq.ft. of ground floor retail space, 190,000 sq.ft. of office space, 15 automobile parking spaces, 8 bicycle parking spaces, and one loading berth. With the addition, the new height of the building will be 132 feet

NO. 19187-T1 (27th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3195

Common Address: 816-824 W Fulton Market, 301-315 N Green St, 813-825 W Wayman St

Applicant: Thor 816-820 W Fulton LLC

Owner: Thor 816-820 W Fulton LLC

Attorney: DLA Piper

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

Purpose: To allow the construction of a four story commercial building containing approx. 60,440 sq.ft. of floor area

NO. 19188 (27th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3196

Common Address: 101-125 N May St; 118-124 N Aberdeen Street; 1112-1124 W Washington Blvd

Applicant: 113 May LLC

Owner: Please see application for List of Owners

Attorney: DLA Piper

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

Purpose: Approx. 19 story mixed use building with ground floor retail/ commercial and hotel uses above containing a minimum 41 parking spaces, and accessory and incidental uses

NO. 19206 (27th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3219

Common Address: 1345 W Walton St

Applicant: Daniel Chookaszian

Owner: Daniel Chookaszian

Attorney: Gordon & Pikarski

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

Purpose: Applicant seeks to locate an additional residential dwelling unit in the basement of the existing building. The building will continue to provide three parking spaces. No commercial space is proposed. The building will reach a height of 45 feet as defined by the ordinance

NO. 19179 (35th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3188

Common Address: 3501 W Wrightwood Ave

Applicant: Esam Hani

Owner: Esam Hani

Attorney: Rolando Acosta

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

Purpose: Three story building 30 feet tall, to contain six residential units, three parking spaces and no loading berth

NO. 19193-TI (35th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3203

Common Address: 2836 N Kedzie Ave

Applicant: Eirpol LLC

Owner: Patricia Big Bear

Attorney: Daniel Lauer

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

Purpose: the applicant will demolish the existing frame building and intends to construct a three story, four dwelling unit building with three parking spaces under Transit Oriented Development. The footprint of the building shall be approx. 21 feet by 76 feet in size. The building shall be 38 feet high, as defined by City Code

NO. 19204 (37th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3214

Common Address: 329 N Lotus Ave
Applicant: Alpha O. Jallow
Owner: Alpha O. Jallow
Attorney: Lewis W. Powell III
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: Three dwelling units with 3 off street parking spaces

NO. 19197 (39th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3207

Common Address: 3935-3939 W Devon Ave
Applicant: Elim Romanian Pentecostal Church
Owner: See application for owner
Attorney: Paul Kolpak
Change Request: B1-1 Neighborhood Shopping District to B1-2 Neighborhood Shopping District
Purpose: The applicant intends to construct a 21,023.65 sq.ft. building for religious assembly. There will be no dwelling units and no commercial space. There will be 1,200 sanctuary seats and there are currently 178 offsite parking spaces . The height of the building will be 40 feet

NO. 19183 (43rd WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3192

Common Address: 2335-59 N Orchard Street; 648-58 W Kemper Place; 649-59 W Fullerton Parkway
Applicant: St. Pauls United Church of Christ
Owner: St. Pauls United Church of Christ
Attorney: Rolando Acosta
Change Request: RM-5 Multi Unit District to B1-2 Neighborhood Shopping District
Purpose: Existing one and two-story building to remain and its use for church purposes to continue. The application will allow the owner to erect a new on-premises sign for its use

NO. 19205 (47th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3218

Common Address: 4726-4756 N Ravenswood; 1801-1831 W Lawrence; 4721-4759 N Wolcott

Applicant: FEPH- Highland Park LLC

Owner: Please see application for list of owners

Attorney: Meg George, Akerman LLP

Change Request: B3-2 Community Shopping District and M1-2 Limited Manufacturing/
Business Park District to C3-3 Commercial, Manufacturing and
Employment District and then to a Residential Business Planned
Development

Purpose: The proposed development will include approximately 166 dwelling units
with a max height of 60' 122 parking spaces, a 6,793 sq.ft. Chase Bank
Building, accessory drive through, automated teller machines and 9,985
sq.ft. of commercial space

NO. 19208 (46th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3417

Common Address: 3824 N Kenmore Ave

Applicant: Kevin Vaez

Owner: Kevin Vaez

Attorney: Gordon & Pikarski

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

Purpose: Convert the 3 story building with a basement into four residential. the
building will maintain the existing three parking spaces. No commercial
space is proposed. the building will maintain its existing height of
approximately 38 feet

NO. 19203-T1 (50th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3213

Common Address: 2943-2955 W Touhy Ave

Applicant: Sephardic Community Shaare Mizrah aka Ohel Shalom Torah Center

Owner: Sephardic Community Shaare Mizrah aka Ohel Shalom Torah Center

Attorney: Paul Kolpak

Change Request: RS2 Residential Single-Unit (Detached House), RM-5 Multi Unit District and
B1-2 Neighborhood Shopping District to RM-5 Multi Unit District

Purpose: the property will remain a place of worship. There are no dwelling units, no
commercial space. There are 29 existing parking spaces. The height of the
building is 22 feet by 2 inches. There are 160 seats in the synagogue.