

# Meeting Of The Committee on Zoning Landmark & Building Standards

MONDAY, JANUARY 14, 2013 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

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Items on this Agenda  
Appear in Numerical Order  
According to Ward

NO. TAD-495 (MAYORAL, 37<sup>TH</sup> AND 25<sup>TH</sup> WARDS)  
ORDINANCE REFERRED (12-12-12)  
DOCUMENT # O2012-8582

To amend Title 17 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding new sections 17-9-0125 and 17-9-0127 in regards to *pawn shops and title-secured lenders*

NO. 17630 (1<sup>ST</sup> WARD) ORDINANCE REFERRED (12-12-12)  
DOCUMENT # O2012-8194

Common Address: 1545 West Fry Street

Applicant: KKW LLC (Patrick Hourihane)

Owner: KKW LLC (Patrick Hourihane)

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The existing two-story single-family home will be razed. The proposed zoning amendment will allow the Applicant to redevelop the site with a new four-story (with basement), four-unit, all residential building (approx. 6,138 sq. ft.). The proposed new building would offer a detached, four-car garage at the rear of the lot. The proposed new building would also offer a rooftop deck above the garage, as well as private porches off the rear of the dwelling units located on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors and private balconies off the front of each of the four dwelling units. The proposed building will be would be constructed to a height of 44'-10".

NO. 17632 (1<sup>ST</sup> WARD - PREVIOUSLY THE 27<sup>TH</sup> WARD)  
ORDINANCE REFERRED (12/12/12)  
DOCUMENT # O2012-8196

Common Address: 1348-54 West Erie Street/ 1355 W Ancona Street

Applicant: Mike Media Group Inc. (Michael Digioia and Kahrin Deines)

Owner: Ilene Greenblatt

Attorney: Rolando Acosta

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

Purpose: Existing 2.5 story building containing approximately 7,200 sq.ft. and used for offices for its business producing advertising to be displayed over the internet. No dwelling units and no parking or loading

NO. 17633 (2<sup>nd</sup> WARD - PREVIOUSLY THE 32<sup>nd</sup> WARD)  
ORDINANCE REFERRED (12/12/12)  
DOCUMENT # O2012-8197

Common Address: 2232 North Clybourn

Applicant: Drona Group LLC (Vimal Bahuguna)

Owner: Drona Group LLC (Vimal Bahuguna)

Attorney: Bernard Citron

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

Purpose: The approximately 15,000 sq.ft. building will be leased to retail uses on ground floor and office uses above

NO. 17637 (2<sup>nd</sup> WARD and 4<sup>TH</sup> WARD) - PREVIOUSLY THE 42<sup>ND</sup> WARD)  
ORDINANCE REFERRED (12/12/12)  
DOCUMENT # O2012-8201

Common Address: 1-19 East Chestnut Street; 2-16 East Pearson Street; 829-851 N State Street

Applicant: Loyola University Chicago

Owner: Loyola University Chicago

Attorney: John Lawlor

Change Request: DX-12 Downtown Mixed-Use District to Institutional Residential Business Planned Development

Purpose: To redevelop as a University School of Business and as a mixed Use retail/ residential building. (see application for more details)

NO. 17610 (4<sup>th</sup> WARD) ORDINANCE REFERRED (11-8-12)  
DOCUMENT # O2012-7894

Common Address: 532 East 43<sup>rd</sup> Street

Applicant: Agriculture, A Crop of Style Inc. (Milton Wordlaw)

Owner: Marsha Allen

Attorney: Gregory Wilson

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-1 Community Shopping District

Purpose: Property would continue to be used as a Men's Tailor Shop for custom made Men's Clothing

NO. 17611 (5<sup>th</sup> WARD - PREVIOUSLY THE 4<sup>th</sup> WARD)  
ORDINANCE REFERRED (11/15/12)  
DOCUMENT # O2012-8008

Common Address: 5020-5050 South Lake Shore Drive

Applicant: RP Hyde Park LLC (See application for list of LLC members)

Owner: RP Hyde Park LLC (See application for list of LLC members) )

Attorney: Danielle Meltzer Cassel

Change Request: RM6.5 Residential Multi-Unit District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: 1038 dwelling units, permitting up to 20 of those units for periodic lodging use, up to 37,000 square feet of commercial space (not including lobby, hallway and tenant amenity areas), and 618 non-conforming parking spaces (not including tandem spaces). No changes are proposed to the existing maximum Building Height of 348 feet (measured at the underside of the top habitable floor's ceiling, per the current Zoning Ordinance).

NO. 17643 (8<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-12)  
DOCUMENT # O2012-8207

Common Address: 1200-1210 East 78<sup>th</sup> Street; 1201-1211 East 77<sup>th</sup> Street

Applicant: Montclare Senior Residences of Avalon Park Phase II , LLC  
Montclare Senior Residences of Avalon Park Phase I, LLC (See application for list of LLC members)

Owner: City of Chicago (North Parcel)

Attorney: John George and Schuyler, Roche & Crisham, PC

Change Request: M1-2 Limited Manufacturing/ Business Park District to RM5.5 Residential Multi-Unit District; and Residential Planned Development No 1111 and RM-5.5 Multi Unit District to Residential Planned Development No 1111, as amended

Purpose: The applicant proposes to construct a 122 unit, 7 story (65'-4" high) building for seniors living independently. Parking will be provided

NO. 17614 (10<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-12)  
DOCUMENT # O2012-8178

Common Address: 9028 S Commercial Avenue

Applicant: Value Pawn Inc (Gustabo Montes)

Owner: Albany Bank & Trust #11-5874

Attorney: Thomas Moore

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

Purpose: A one story 3,125 sq.ft. commercial brick & frame building with a valuable objects and pawn shop with no parking

NO. 17634 (11<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-12)  
DOCUMENT # O2012-8198

Common Address: 2920 South Lowe Avenue

Applicant: Zhang Huan Liu & Yong Na Lei

Owner: Zhang Huan Liu & Yong Na Lei

Attorney: Lee Robertson of Schain, Burney, Banks & Kenny Ltd.

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

Purpose: The use will remain residential after the zoning change. The existing single family residence on the property will remain the same and owner will add two parking spaces to serve the existing single family

NO. 17639 (11<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-12)  
DOCUMENT # O2012-8203

Common Address: 833 West 35<sup>th</sup> Street

Applicant: Phil Winstead/ Phil's Auto Body

Owner: William Calabreta

Attorney: John George .

Change Request: RS-1 Residential Single-Unit (Detached House) to C2-2 Motor Vehicle Related Commercial District

Purpose: To convert the existing 1 story building into an auto repair shop

NO. 17626 (12<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-12)  
DOCUMENT # O2012-8190

Common Address: 2838 -42 West 21<sup>st</sup> Street

Applicant: Pilsen Little Village Community Mental Health Center Inc. (See application for list of LLC members)

Owner: Pilsen Little Village Community Mental Health Center Inc. (See application for list of LLC members)

Attorney: Lisa Duarte of Tristan & Cervantes

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to M1-1 Limited Manufacturing/ Business Park District

Purpose: Operation of medical offices in new proposed building, zero dwelling units, ten proposed parking spaces, approximately 2,000 sq.ft.; 2 stories, 24 feet tall

NO. 17622 (14<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-12)  
DOCUMENT # O2012-8186

Common Address: 5038 South Christiana Ave

Applicant: Thomas Morano

Owner: Thomas Morano

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: M1-2 Limited Manufacturing/ Business Park District to M2-2 Light Industry District

Purpose: To add automobile sales; existing motor vehicle repair shop will remain; approximately 2,400 square feet of commercial space within one story existing building; 10 parking spaces

NO. 17635 (16<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-12)  
DOCUMENT # O2012-8199

Common Address: 6027-6033 South Kedzie Avenue

Applicant: KC Body Shop Supply Inc. (Kurt Casas)

Owner: Wael Suleiman

Attorney: Pat Turner

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

Purpose: 0 dwellings. Six parking spaces in the parking lot in front of the building. Six parking spaces in the back of the building for employees. Height of building is approx. 16'. 2500 Sq. feet retail space for auto paint supply store, selling automotive paint, primers, sandpaper, tape, buffing compounds, etc. with wholesale sales. No on-site services.

NO. 17621 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (12-12-12)  
DOCUMENT # O2012-8185

Common Address: 3701 West Cermak Road

Applicant: Talking Wireless Inc. (Antonio Robertson)

Owner: Willie J. Conrad

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-2 Neighborhood Mixed Use District

Purpose: To establish cellular phones retail sales and service within the existing commercial space on the ground floor front (approximately 1,250 square feet of retail space); existing 6 dwelling units will remain; existing height - 2 story, no change; no existing parking.

NO. 17623 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (12-12-12)  
DOCUMENT # O2012-8187

Common Address: 2700-06 South Lawndale Avenue

Applicant: Jose and Gloria Martinez

Owner: Jose and Gloria Martinez

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: Motor Vehicle repair shop to remain; add automobile sales (outdoor); approximately 3800 sq.ft. of commercial space; 10 parking spaces

NO. 17616 (25<sup>th</sup> & 27<sup>th</sup> WARD - PREVIOUSLY THE 2<sup>nd</sup> WARD)  
ORDINANCE REFERRED (12/12/12)  
DOCUMENT # O2012-8180

Common Address: 1100-1114 West Adams/ 120-138 South Aberdeen

Applicant: CA III LLC

Owner: RAA Development LLC

Attorney: Jessica Schramm/ Thompson Coburn LLP

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

Purpose: The applicant seeks to construct a 6 story residential building providing a total of 40 units with 57 on site accessory parking spaces in a private garage.

NO. 17617 (25<sup>th</sup> WARD - PREVIOUSLY THE 2<sup>nd</sup> WARD)  
ORDINANCE REFERRED (12/12/12)  
DOCUMENT # O2012-8181

Common Address: 1118-1158 West Adams

Applicant: JRG Capital Partners LLC

Owner: RAA Development LLC

Attorney: Jessica Schramm/ Thompson Coburn LLP

Change Request: DS-3 Downtown Service District to DR3 Downtown Residential District

Purpose: The applicant seeks to construct six (6), 6-story and one (1), 4-story residential buildings providing a total of 69 units with 69 on-site accessory parking spaces in private garages..

NO. 17640 (25<sup>th</sup> WARD - PREVIOUSLY THE 2<sup>nd</sup> WARD)  
ORDINANCE REFERRED (12/12/12)  
DOCUMENT # O2012-8204

Common Address: 900- 1154 South Clark Street 100-200 West Roosevelt Road. 1135 and 1136 Delano Court, 901- 1001 South Wells Street. 821 South Financial Place, 901 South LaSalle Street Subareas I, II, III and IV of Planned Development No. 523, as amended, are located west of the railroad tracks, and is generally located within the following address ranges: 901-1001 South Wells Street, 150-200 West Roosevelt Road, 1135 and 1136 Delano Court, 821 South Financial Place

Applicant: McCaffery Interests Inc. (See application for list of LLC members)

Owner: (See application for list)

Attorney: DLA Piper

Change Request: Planned Development No. 523, as amended to Planned Development No. 523 as amended

Purpose: To allow for construction of a new building in Subarea III and other purposes as set forth in supporting documents.



NO. 17612 (27<sup>th</sup> WARD) ORDINANCE REFERRED (11-15-12)  
DOCUMENT # O2012-8009

Common Address: 1243-45 West Chicago Avenue

Applicant: Chicago & Elizabeth LLC (James Vari)

Owner: Chicago & Elizabeth LLC (James Vari)

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: To build a new four dwelling unit residential building; 4 parking spaces; Height 49'8"

NO. 17613 (27<sup>th</sup> WARD - PREVIOUSLY THE 2<sup>nd</sup> WARD)  
ORDINANCE REFERRED (11/15/12)  
DOCUMENT # O2012-8010

Common Address: 2828-2858 W Harrison; 517-31 S Francisco commonly known as 2850 W Harrison

Applicant: Up Development (Cullen Davis)

Owner: Hogarth Development Group

Attorney: Henry Krasnow

Change Request: C1-2 Neighborhood Commercial District to RM-5 Multi Unit District

Purpose: the property will be developed with a 49-unit affordable housing building with 25 parking spaces and no commercial space. The height of the proposed building is projected to be 43 feet 4 inches.

NO. 17642 (27<sup>th</sup> WARD - PREVIOUSLY THE 2<sup>nd</sup> WARD)

ORDINANCE REFERRED (12/12/12)

DOCUMENT # O2012-8206

**Common Address:** 1901 - 1933 West Adams Street: 1941 -1959 West Adams Street:  
201 -249 South Damen Avenue: 1800 - 1806 West Jackson  
Boulevard: 1814-1960 West Jackson Boulevard: 216-250  
South Wood Street: and 208-212 South Honore Street

**Applicant:** Board of Trustees of Community College District No 508 (See  
application for list of LLC members)

**Owner:** Board of Trustees of Community College District No 508 (See  
application for list of LLC members)

**Attorney:** David Narefsky, Mayer Brown

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

**Purpose:** Academic uses, particularly as related to healthcare professions  
and vocations, and related uses, including new classroom,  
research and training facilities (including teaching laboratories,  
simulation clinics, computer labs and a library), professional  
offices for faculty and general administration, fitness facilities  
(including a gymnasium and a swimming pool), cooling and  
heating facilities, accessory retail, accessory and non-accessory  
parking, and accessory uses and services. Proposed gross square  
footage of academic and related uses will be approximately  
500,000 square feet after construction of proposed academic  
building(s) and facilities. Proposed academic buildings will have  
a maximum height of 120 feet. Maximum number of proposed  
parking spaces is approximately 2,000, all to be located in an off-  
street, multi-story parking garage.

NO. 17636 (28<sup>th</sup> WARD - PREVIOUSLY THE 25<sup>TH</sup> WARD)

ORDINANCE REFERRED (12/12/12)

DOCUMENT # O2012-8200

**Common Address:** 1614-1628 South Damen Avenue and 2000-2058 West 17<sup>th</sup>  
Street

**Applicant:** The Resurrection Project

**Owner:** City of Chicago

**Attorney:** Steven Friedland

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

**Purpose:** The purpose of the zoning amendment is to permit the applicant  
to develop a 45 dwelling unit building with 45 parking spaces.  
The building will have a building height of approximately 38  
feet

NO. 17609 (32<sup>nd</sup> WARD – PREVIOUSLY THE 1<sup>ST</sup> WARD)  
ORDINANCE REFERRED (11/8/12)  
DOCUMENT # O2012-7893

Common Address: 1701-1799 North Winnebago

Applicant: MCZ Winnebago Development (Michael Lerner)

Owner: MCZ Winnebago Development (Michael Lerner)

Attorney: Law Offices of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: The now vacant land will be improved with two (2) new all residential buildings. Each building will contain 25 dwelling units and on-site garage parking for 28 cars. Both proposed buildings will be approximately 52'-6" in height.

NO. 17624 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (12-12-12)  
DOCUMENT # O2012-8188

Common Address: 1702 North Damen Avenue

Applicant: 1702 N Damen LLC (Lyle Feinerman)

Owner: 1702 N Damen LLC (Lyle Feinerman); David Tucker and Jeffrey Dumakowski

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: Retail sales on the ground floor approximately 1900 sq.ft. of retail space; 2 dwelling units above; no existing parking; existing height (3 story)

NO. 17627 (32<sup>nd</sup> WARD – PREVIOUSLY THE 1<sup>ST</sup> WARD)  
ORDINANCE REFERRED (12/12/12)  
DOCUMENT # O2012-8191

Common Address: 3015 North Oakley Avenue

Applicant: Peter Wydra

Owner: Peter Wydra

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The proposed zoning amendment will allow the Applicant to develop the site (vacant lot) with six (6) new one-story, two-car, double-door garages, to provide a total of twelve (12) enclosed non-accessory parking spaces at the site. Each proposed garage will contain approximately 352 sq. ft. of area and measure 13'-10" in height. The proposed garage spaces are intended to provide non-accessory, off-site parking to persons residing in or conducting business within the immediate area.

NO. 17620 (35<sup>TH</sup> WARD – PREVIOUSLY THE 30<sup>TH</sup> WARD)  
ORDINANCE REFERRED (12/12/12)  
DOCUMENT # O2012-8184

Common Address: 4204 West Armitage Avenue

Applicant: Ana and Ion Florea

Owner: Ana and Ion Florea

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: B1-1 Neighborhood Shopping District to B2-2 Neighborhood  
Mixed Use District

Purpose: Store (ground floor front) approximately 600 sq.ft. of retail space; 1 dwelling unit (ground floor rear); 2 DU above; 3 parking spaces; 3 story existing building

NO. 17629 (35<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-12)  
DOCUMENT # O2012-8193

Common Address: 3443-3535 West Addison Street

Applicant: Kmart Corporation (See application for list of LLC members)

Owner: Kmart Corporation (See application for list of LLC members)

Attorney: Jason Toon/ Greenberg Traurig LLP and Katriina McGuire of Schain, Burney, Banks & Kenny Ltd.

Change Request: Business Planned Development No 534 to Business Planned Development No. 534, as amended

Purpose: Existing 114,071 sq.ft. Kmart retail store will remain. An approximately 7,659 sq.ft ; 22 foot tall Olive Garden restaurant will be constructed. 385 parking spaces will be provided on-site.

NO. 17631 (35<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-12)  
DOCUMENT # O2012-8195

Common Address: 2824-2828 North Dawson Ave

Applicant: Mike Dobrowski

Owner: Mike Dobrowski

Attorney: Richard Caldarazzo- Mar-Cal Law PC

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

Purpose: After rezoning the subject property will be improved with a three story six unit dwelling with six parking spaces. There will be no commercial space. The height of the building will be 37'10"

NO. 17618 (36<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-12)  
DOCUMENT # O2012-8182

Common Address: 6604-20 West Diversey Avenue

Applicant: Zitella Group LLC (Sam Zitella)

Owner: JW IGRA LLC

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: RS-1 Residential Single-Unit (Detached House) to B2-2 Neighborhood Mixed Use District

Purpose: To build 2 multi-unit residential buildings (one with 18 dwelling units and 18 parking spaces and the other building with 12 dwelling units and 12 .parking spaces); the height for both buildings will be 37'.

NO. 17619 (36<sup>th</sup> WARD -- PREVIOUSLY THE 29<sup>th</sup> WARD)  
ORDINANCE REFERRED (12-12-12)  
DOCUMENT # O2012-8183

Common Address: 6149 West Grand Avenue

Applicant: Pedro Mora

Owner: Pedro Mora

Attorney: Law Offices of Mark J Kupiec & Assoc

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

Purpose: Make and sell ice cream at retail (ground floor) approximately 1200 sq.ft. of retail space 3 dwelling units above; 2 parking spaces

NO. 17638 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (12-12-12)  
DOCUMENT # O2012-8202

Common Address: 630 N McClurg Ct.

Applicant: Rehabilitation Institute of Chicago (See application for list of LLC members)

Owner: Rehabilitation Institute of Chicago (See application for list of LLC members)

Attorney: John George

Change Request: DX-12 Downtown Mixed-Use District to an Institutional Planned Development

Purpose: Applicant proposes construction of a new research hospital.

NO. 17641 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (12-12-12)  
DOCUMENT # O2012-8205

Common Address: 108 N State Street

Applicant: CIM Group LP (See application for list of LLC members)

Owner: CIM Group LP (See application for list of LLC members)

Attorney: Mara Georges

Change Request: Planned Development 489 to Planned Development 489, as amended

Purpose: Applicant seeks an amendment to PD 489 to include the following language: "In the event of any inconsistency between this Planned Development or of the modifications or changes thereto and a Special Sign District, the terms of this Planned Development and the modifications or changes thereto shall govern." This language inclusion is necessary to allow applicant to post signage at Block 37.

NO. 17625 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (12-12-12)  
DOCUMENT # O2012-8189

Common Address: 2417-33 North Clark Street

Applicant: GMS Clark LLC (See application for list of LLC members)

Owner: GMS Clark LLC (See application for list of LLC members)

Attorney: Thomas Moore

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

Purpose: 2 story brick building with 44,491 sq.ft. retail shops and a new restaurant concept (4,270 sq.ft.) on the first floor with no designated parking, indoor parking behind the retail shops on the second floor

NO. 17644 (47<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-12)  
DOCUMENT # O2012-8208

Common Address: 4036-4040 North Hermitage

Applicant: Hermitage Partners LLC (Christopher S. McGuire, Anthony B. McGuire)

Owner: Hermitage Partners LLC (Christopher S. McGuire, Anthony B. McGuire)

Attorney: Warren Silver

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-5 Neighborhood Mixed Use District

Purpose: Single family residence on the third floor, 2 corporate apartments on the 1<sup>st</sup> floor, 4 parking spaces to the south of the building and 11 interior parking spaces, 18,922 square feet of corporate office space on the 1<sup>st</sup> and 2<sup>nd</sup> floors, existing building height of .40', 9" to remain.

NO. 17615 (48<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-12)  
DOCUMENT # O2012-8179

Common Address: 5001-5023 North Sheridan/ 944-956 West Argyle

Applicant: Somerset Place Reality LLC

Owner: Somerset Place Reality LLC

Attorney: Jessica Schramm/ Bernard Cintron

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-5 Neighborhood Mixed Use District

Purpose: The applicant proposes to rehabilitate and reuse the existing 9-story building to provide 160 residential units on the 2<sup>nd</sup> through 9<sup>th</sup> floor with ground floor commercial space and 17 accessory on-site parking spaces.

NO. 17628 (49<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-12)  
DOCUMENT # O2012-8192

Common Address: 7450-7474 North Rogers, 1643-1647 North Howard, 7429-7543 North Clark, 7500-7546 North Clark

Applicant: Cave enterprises Operations LLC

Owner: SEC Clark & Howard LLC

Attorney: Jessica Schramm/ Bernard Cintron

Change Request: Business Residential Transportation Planned Development 641 to Business Residential Transportation Planned Development 641, as amended

Purpose: The applicant seeks to amend the current Business-Residential-Transportation Planned Development 641 to allow the construction of a one-story restaurant with a drive-thru facility Located at 7513-7523 North Clark Street..