

**SUMMARY OF A MEETING  
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS  
MEETING OF 10-15-19 (10:00 AM)  
TO BE REPORTED OUT 10-16-19**

**MA-1923 (MAYORAL APPLICATION) ORDINANCE REFERRED (9-18-19)**  
**DOC # A2019-72**

Appointment of Tiara L Hughes as a member of the Commission on Chicago Landmarks for a term effective immediately and expiring March 11, 2023 to succeed Juan G. Moreno, whose term has expired

**NO. A-8486 (19th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5773**

**Common Address:** 11060 S. Western Avenue

**Applicant:** Alderman Matt O'Shea

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

**NO. A-8492 (30th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5470**

**Common Address:** 2700-2740 N. Central Avenue and 5549-5601 W. Diversey Avenue

**Applicant:** Alderman Ariel Reboyras

**Change Request:** B3-1, Community Shopping District and C1-1, Neighborhood Commercial District to B1-1 Neighborhood Shopping District

**NO. 20142-T1 (1st WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6806**

**Common Address:** 906 N. Ashland

**Applicant:** 906 N. Ashland Condominium Association

**Owner:** 906 N. Ashland Condominium Association

**Attorney:** Thomas S. Moore

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

**Purpose:** The applicant wishes to rezone the property in order to convert the 4th floor exterior open balcony to interior living space, adding approximately 160 sq. ft. of livable space to Unit B of the existing 4-story mixed-use building.

**NO. 20102 (12th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5546**

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**Common Address:** 2900-02 West Pershing Road  
**Applicant:** Yao Lin  
**Owner:** Yao Lin  
**Attorney:** Gordon and Pikarski  
**Change Request:** RS3, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** Lot 47 will maintain the existing two residential dwelling unit building. Lot 48 will be subdivided from Lot 47 and be improved with a single family residence. Lot 47 will maintain its existing height and will seek parking relief through the Zoning Board. No commercial is proposed. Lot 47 will provide 2 parking spaces and reach a height of 30 feet.

**NO. 20146 (2nd WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6810**

**Common Address:** 1854 West Iowa Street  
**Applicant:** Aaron Bilton  
**Owner:** Aaron Bilton  
**Attorney:** Gordon & Pikarski  
**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5, Residential Multi-Unit District  
**Purpose:** The Applicant seeks to build an addition onto the existing building.

**NO. 20143 (6th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6807**

**Common Address:** 954 West 71st Street  
**Applicant:** Willie Carter  
**Owner:** Willie Carter  
**Attorney:**  
**Change Request:** RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-1, Neighborhood Mixed-Use District  
**Purpose:** Rezoning in order to establish retail deli and food store.

**NO. 20159-T1 (11th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6855**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 3122-28 South Benson Street  
**Applicant:** BENSEN PLACE LLC  
**Owner:** BENSEN PLACE LLC  
**Attorney:** Law Office of Mark J. Kupiec & Assoc.  
**Change Request:** M2-3, Light Industry District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** To allow residential use at the subject property in order to build a townhouse development; there will be 3 townhouse buildings, each with 6 dwelling units, for a total of 18 dwelling units at the subject property.

**NO. 20162-T1 (11th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6871**

**Common Address:** 2919-29 South Halsted Street  
**Applicant:** MBZ PROPERTIES, LLC  
**Owner:** MBZ PROPERTIES, LLC  
**Attorney:** Law Office of Mark J. Kupiec & Assoc.  
**Change Request:** M1-2, Limited Manufacturing/Business Park District to B3-2, Community Shopping District  
**Purpose:** To allow an interior expansion of the existing 4,500 square feet day care center within the existing building, for a total of 14,829 square feet of day care floor area.

**NO. 20180-T1 (11th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6850**

**Common Address:** 3849-3853 South Union Avenue  
**Applicant:** Vision Group Investments, LLC  
**Owner:** Vision Group Investments, LLC  
**Attorney:** Paul Kolpak  
**Change Request:** M2-3, Light Industry District to B2-2, Neighborhood Mixed-Use District  
**Purpose:** To subdivide the existing lot of record into 3 separate zoning lots to construct three (3) new residential single family homes.

**NO. 20156-T1 (12th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6867**

**Common Address:** 2720 West Cermak Road  
**Applicant:** Florin Pavel  
**Owner:** Florin Pavel  
**Attorney:** Rolando Acosta  
**Change Request:** B3-2, Community Shopping District to B2-3, Neighborhood Mixed-Use District  
**Purpose:** To construct a front four-story addition and add one residential dwelling unit.

**NO. 19771 (17<sup>TH</sup> WARD) ORDINANCE REFERRED (7-25-18)**  
**DOCUMENT #02018-6034**

PASS AS REVISED

**Common Address:** 1223 West Marquette Road  
**Applicant:** The Interfaith Housing Development Corporation of Chicago  
**Owner:** The Interfaith Housing Development Corporation of Chicago  
**Attorney:** Rich Klawiter/ Katie Jahnke Dale-DLA Piper LLP (US)  
**Change Request:** Institutional Residential Planned Development No. 378 as amended to Institutional Residential Planned Development No. 378 as amended  
**Purpose:** the applicant seeks an amendment to the PD to increase the maximum number of dwelling units from 133 to 151 in order to allow the conversion of the property located at 1223 West Marquette from a transitional living residence to permanent supporting housing, including the addition of 25 residential dwelling units to the existing building. The existing building is served by four vehicular parking spaces.

**NO. 20171 (25<sup>TH</sup> WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6830**

**Common Address:** 1653 S. Throop Street  
**Applicant:** Veronica Chavez  
**Owner:** Veronica Chavez  
**Attorney:** Rolando Acosta  
**Change Request:** C1-2, Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District  
**Purpose:** To add two residential units to the existing building.

**NO. 20144-T1 (26<sup>TH</sup> WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6808**



**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 3200 West Armitage Avenue  
**Applicant:** Elsewhere, LLC  
**Owner:** EDJ Investments, LLC  
**Attorney:** Thomas J. Murphy  
**Change Request:** C1-1, Neighborhood Commercial District to C1-3, Neighborhood Commercial District  
**Purpose:** To allow the expansion of the existing accessory use outdoor patio that serves the adjacent existing tavern at 3204-06 W. Armitage Avenue.

**NO. 19980 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1383**

PASS AS REVISED

**Common Address:** 1000 W Carroll/ 311 and 345 N Morgan  
**Applicant:** 345 N Morgan LLC  
**Owner:** 345 N Morgan LLC  
**Attorney:** DLA Piper  
**Change Request:** M2-3 Light Industry District to DX-5 Downtown Mixed Use District and then to a Business Planned Development  
**Purpose:** The Applicant requests a rezoning of the subject property from the M2-3 Light Industry District and Planned Development Number 1282 to the DX-5 Mixed-Use District then to a Business Planned Development to permit the construction of one 18-story commercial building and one 18-story commercial building containing an overall FAR of 8.1, approximately 211 overall parking spaces, and accessory and incidental uses.

**NO. 20059-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4344**

PASS AS REVISED  
PASS AS SUBSTITUTED  
PASS WITH SUBSTITUTE NARRATIVE AND PLANS

**Common Address:** 1234-48 W Fulton Market; 301-15 N Elizabeth St  
**Applicant:** ELA Associates LLC  
**Owner:** ELA Associates LLC  
**Attorney:** Michael Ezgur  
**Change Request:** M2-3 Light Industry District to DS-5 Downtown Service District

**Purpose:** To convert the existing building into a general office (14,000 sq.ft.) with no parking. There will be no residential use, no change to the height of the existing building (25 feet existing) and no loading

**NO. 20179-T1 (27th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6847**

**AMENDED TO TYPE 1**

**Common Address:** 308-38 South Green Street/832-42 West Van Buren Street

**Applicant:** VGREENLOT, LLC

**Owner:** V322GREEN, LLC

**Attorney:** Michael Ezgur

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

**Purpose:** To develop the surface parking lot into a new thirteen-story commercial building with ground floor commercial use and office use above ground floor.

**NO. 20141 (28th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6805**

**Common Address:** 2735 West Polk Street

**Applicant:** 2735 West Polk, LLC

**Owner:** 2735 West Polk, LLC

**Attorney:** Thomas S. Moore

**Change Request:** RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to RM-4.5, Residential Multi-Unit District

**Purpose:** The applicant wishes to add a 3rd story addition to the existing 2-story building in order to allow for an additional dwelling unit, for a new total of 4 dwelling units.

**NO. 20184 (28th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6846**

**Common Address:** 711 South Loomis Street

**Applicant:** Varughese Philip

**Owner:** Varughese Philip  
**Attorney:** Law Offices of Samuel V.P. Banks  
**Change Request:** RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to RM-4.5, Residential Multi-Unit District  
**Purpose:** The Applicant is seeking to bring into compliance, by meeting the minimum lot area requirement, an existing third dwelling unit, which is located within the basement of the existing two-story multi-unit residential building.

**NO. 20130 (30th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5694**

PASS AS SUBSTITUTED

**Common Address:** 3001-07 N. Austin Avenue

**Applicant:** Property Match USA, LLC-3001-09 N. Austin  
**Owner:** Property Match USA, LLC-3001-09 N. Austin  
**Attorney:** Law Office of Mark J. Kupiec & Assoc.  
**Change Request:** RS3, Residential Single-Unit (Detached House) District to C1-1, Neighborhood Commercial District  
**Purpose:** To build a rear one story addition to the existing commercial building to establish a day care center and to continue using the building for commercial uses, approximately total of 8,600 square feet of commercial space is proposed within the building; 3 parking spaces; height (existing and proposed): 17'-3".

**NO. 20149 (30th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6813**

**Common Address:** 3538 North Lowell Avenue

**Applicant:** Rafael Szymanski  
**Owner:** Rafael Szymanski  
**Attorney:** Law Office of Mark J. Kupiec & Assoc.  
**Change Request:** RS3, Residential Single-Unit (Detached House) District to RM4.5, Residential Multi-Unit District  
**Purpose:** To comply with the minimum lot area and maximum floor area to build a new 3 story, 6 dwelling unit residential building.

**NO. 20157-T1 (30th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6868**

PASS WITH SUBSTITUTE NARRATIVE AND PLANS

**Common Address:** 3654-56 W. Belmont Avenue

**Applicant:** Wilmot Construction, Inc.  
**Owner:** Wilmot Construction, Inc.  
**Attorney:** Law Office of Mark J. Kupiec & Assoc.  
**Change Request:** B1-1, Neighborhood Shopping District to B3-3, Community Shopping District

**Purpose:** To comply with the minimum lot area and maximum floor area to build a new 4-story, mixed-use building with commercial on the ground floor and 9 dwelling units on the upper floors

**NO. 20163 (30th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6865**

**Common Address:** 3644 West Belmont Avenue  
**Applicant:** Grzegorz Szejkowski  
**Owner:** Grzegorz Szejkowski  
**Attorney:** Hector Morales (Law Office of Hector Morales, P.C.)  
**Change Request:** B1-1, Neighborhood Shopping District to B2-2, Neighborhood Mixed-Use District

**Purpose:** Plan to add additional floor to existing two-story building. Proposed third floor addition to convert into three dwelling units.

**NO. 20172-T1 (30th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6831**

**Common Address:** 3612 North Cicero Avenue  
**Applicant:** G7 Investment, LLC-Series D  
**Owner:** G7 Investment, LLC-Series D  
**Attorney:** Daniel G. Lauer, Esq.  
**Change Request:** B3-1, Community Shopping District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To construct a 4-story building with a commercial storefront on the ground floor and three residential dwelling units above.

**NO. 20173-T1 (30th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6838**

PASS WITH SUBSTITUTE NARRATIVE AND PLANS

**Common Address:** 2748-50 North Austin Avenue  
**Applicant:** Margarita Rosario  
**Owner:** Margarita Rosario  
**Attorney:** Daniel G. Lauer, Esq.  
**Change Request:** B3-1, Community Shopping District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To legalize the existing use of the two basement units at the property which would allow for the conversion from four (4) dwelling units to six (6) total dwelling units and to meet the required minimum lot area.

**NO. 20138 (31st WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6819**

**Common Address:** 5259 West Roscoe  
**Applicant:** Kim Conlon  
**Owner:** Kim Conlon  
**Attorney:** Schain Banks Law  
**Change Request:** RS-3, Residential Single-Unit (Detached House) District to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The purpose of the rezoning is to renovate the interior of the existing building to allow for 2 dwelling units on the first floor and 1 dwelling unit on the second floor for a total of 3 residential dwelling units and 3 parking spaces with a rooftop deck on the existing attached garage.

**NO. 20165-T1 (32nd WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6872**

**Common Address:** 1601 N. Western Avenue  
**Applicant:** GW North & Western, LLC  
**Owner:** GW North & Western, LLC  
**Attorney:** Law Offices of Samuel V.P. Banks

**Change Request:** B3-2, Community Shopping District and M1-2, Limited Manufacturing/Business Park District to B3-2, Community Shopping District  
**Purpose:** The Applicant is seeking a zoning change in order to permit the location and establishment of new one-story retail building and a new one-story retail-office building, plus a surface parking lot, at the subject site - which such site is presently *split-zoned*.

**NO. 20181 (34th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6857**

**Common Address:** 11500 South Halsted Street  
**Applicant:** 115 Halsted Properties LLC  
**Owner:** 115 Halsted Properties LLC  
**Attorney:** Law Offices of Samuel V.P. Banks  
**Change Request:** B3-1, Community Shopping District to C1-1, Neighborhood Commercial District  
**Purpose:** The Applicant is seeking to permit a proposed car wash to operate in conjunction with the existing gas station that currently operates at the subject site.

**NO. 20093-T1 (35th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5553**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 2200 N. Keeler Avenue, 4200 W. Palmer Street  
**Applicant:** Daniel Tinoco  
**Owner:** Daniel Tinoco  
**Attorney:** Law Offices of Samuel V.P. Banks  
**Change Request:** RS3, Residential Single-Unit (Detached House) District to RM5, Residential Multi-Unit District  
**Purpose:** The Applicant is seeking a zoning change to bring into compliance an existing fifth dwelling unit located within the existing multi-unit residential building at the subject site. No changes are proposed to the height, FAR, setbacks, or footprint of the building. Onsite garage parking for two (2) cars will continue to be provided. Because the building is more than 50 years old, no additional parking is required to serve the one (1) additional unit.

**NO. 20140 (36th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6822**

**Common Address:** 5612-14 W. Grand Avenue  
**Applicant:** Lotus Home Builders LLC

**Owner:** Omar Cruz  
**Attorney:** Paul Kolpak  
**Change Request:** C1-1, Neighborhood Commercial District to B2-2, Neighborhood Mixed-Use District  
**Purpose:** To allow the subdivision of the zoning lot into three zoning lots. The resulting 3 lots will each contain one building consisting of 3 stories, 3 dwelling units, and 3 parking spaces, for a total of 3 buildings, 9 dwelling units.

**NO. 20176 (37th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6837**

**Common Address:** 527 North Lockwood Avenue  
**Applicant:** Paul N. Eichwedel  
**Owner:** Paul N. Eichwedel  
**Attorney:** Pericles Abbasi  
**Change Request:** RS-3, Residential Single-Unit (Detached House) District to RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** To allow the owner to obtain Department of Buildings permits to legalize a third dwelling unit in the basement of the building.

**NO. 20161 (38th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6870**

**Common Address:** 3413-15 North Harlem Avenue  
**Applicant:** Christopher Roszkowski  
**Owner:** Christopher Roszkowski  
**Attorney:** Law Office of Mark J. Kupiec & Assoc.  
**Change Request:** B3-1, Community Shopping District to B3-2, Community Shopping District  
**Purpose:** To comply with the minimum lot area per dwelling unit requirements of the ordinance in order to add 2 additional dwelling units within the proposed third story addition, for a total of 4 dwelling units at the subject property.

**NO. 20185 (38th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6848**

**Common Address:** 6101 W. Montrose Avenue  
**Applicant:** Mitchell Moore  
**Owner:** Mitchell Moore  
**Attorney:** Paul Kolpak

**Change Request:** RS-3, Residential Single-Unit (Detached House) District to B2-1, Neighborhood Mixed-Use District

**Purpose:** To convert the existing 1-story brick building to a hardware store consisting of approximately 1270 Sq. Ft. with one rear dwelling unit.

**NO. 20137 (40th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6818**

**Common Address:** 2150 West Foster Avenue

**Applicant:** Geri & Daniel Ward

**Owner:** Geri & Daniel Ward

**Attorney:** Thomas S. Moore

**Change Request:** RS-3, Residential Single-Unit (Detached House) District to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The applicant wishes to construct a proposed 3-story, 3-dwelling unit building and proposed 3-car detached garage at the rear of the property.

**NO. 20091 (40th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5557**

**Common Address:** 2763 W. Lawrence Avenue

**Applicant:** Alan Coyle

**Owner:** Alan Coyle

**Attorney:** Gordon & Pikarski

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

**Purpose:** The property will be used as a new-construction, 3-story, six residential- dwelling-unit building. The project will provide three parking spaces (3 required parking per TOD ordinance) and seeks zoning relief to waive the three remaining parking spaces. No commercial is proposed. The building height will be 38 feet 9 inches.

**NO. 20148 (40th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6812**

AMENDED TO TYPE 1

**Common Address:** 5100-08 North Western Avenue

**Applicant:** Western Carmen Bldg. LLC

**Owner:** Western Carmen Bldg. LLC

**Attorney:** Law Office of Mark J. Kupiec & Assoc.



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

**Purpose:** To comply with the minimum lot area and maximum floor area to build a new 4-story, mixed-use building with commercial units on the ground floor and 24 dwelling units on the upper floors.

**NO. 20117 (42nd WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5518**

**PASS AS REVISED**

**Common Address:** 1-39 W. Wacker Dr., 200-240 N. State St., 2-40 W. Lake St. and 209-241 N. Dearborn St

**Applicant:** CWI Chicago Hotel, LLC

**Owner:** Chicago Atlantic, LLC (F/D/A Chicago Atlantic LP)

**Attorney:** Paul Kolpak

**Change Request:** Business Planned Development No. 381 to Business Planned Development 381, as amended

**Purpose:** The purpose is to construct approximately 4,120 square feet Financial institution in the sub-area adjacent to the Renaissance Hotel. The existing hotel will remain within a 4,120 square foot addition for the financial institution

**NO. 20132-T1 (43rd WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6824**

**Common Address:** 2616-18 North Clark Street

**Applicant:** 2616 North Clark, LLC

**Owner:** 2616 North Clark, LLC

**Attorney:** Rich Klawiter & Liz Butler – DLA Piper LLP (US)

**Change Request:** B1-2, Neighborhood Shopping District to B3-5, Community Shopping District

**Purpose:** To allow for the establishment and operation of a boutique hotel with 20 hotel rooms within the existing 5-story commercial building.

**NO. 20175-T1 (43rd WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6845**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 961 West Montana Street

**Applicant:** 961 W. Montana Street, LLC

**Owner:** 961 W. Montana Street, LLC

**Attorney:** Katriina S. McGuire/Thompson Coburn LLP

**Change Request:** RM-5, Residential Multi-Unit District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To establish a multi-family residential building with eight residential units and two parking spaces.

**NO. 20020-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-3119**

**Common Address:** 3131-3141 N Sheffield

**Applicant:** Fletcher Lofts LLC

**Owner:** Fletcher Lofts LLC

**Attorney:** Jack Parrino

**Change Request:** B2-5 Neighborhood Mixed-Use District to B2-5 Neighborhood Mixed Use District

**Purpose:** Applicant seeks to convert approximately 5,400 square feet of ground floor commercial space into 6 residential units for a total of 86 residential units in an existing residential building. The existing building is 67 feet and 7 inches tall and has 35 on site parking spaces, and 5 of site parking spaces (previously approved by a special use) for a total of 40 parking spaces. The property is a Transit Served Location and seeks a reduction in its required parking by more than 50 percent by this Type-1 rezoning application.

**NO. 20182 (44<sup>th</sup> WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6858**

**Common Address:** 3542 North Southport Avenue

**Applicant:** CA Residential 3542 N Southport, LLC

**Owner:** CA Residential 3542 N Southport, LLC

**Attorney:** Law Offices of Samuel V.P. Banks

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

**Purpose:** The Applicant is seeking to permit a proposed four-story, mixed-use building with retail at grade and three (3) dwelling-units above.

**NO. 20183-T1 (46<sup>th</sup> WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6863**

**Common Address:** 4502-04 North Beacon Street

**Applicant:** Malden Development LLC – 4502-04 N. Beacon

**Owner:** Malden Development LLC – 4502-04 N. Beacon

**Attorney:** Law Offices of Samuel V.P. Banks

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

**Purpose:** The Applicant is seeking to permit a new four-story, nine (9) unit residential building supported by ten (10) garage parking spaces.

**NO. 20188 (46th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6852**

**Common Address:** 4635-37 North Broadway Avenue

**Applicant:** 4635 Broadway LLC

**Owner:** 4635 Broadway LLC

**Attorney:** Law Offices of Samuel V.P. Banks

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

**Purpose:** The Applicant is seeking to permit a packaged goods (liquor store) on the first floor of the existing building.

**NO. 20192-T1 (46th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6829**

**Common Address:** 1039 West Lawrence Avenue

**Applicant:** Lawrence Lofts, LLC

**Owner:** Lawrence Lofts, LLC

**Attorney:** Law Offices of Samuel V.P. Banks

**Change Request:** B3-3, Community Shopping District to B3-5, Community Shopping District

**Purpose:** The Applicant is seeking to convert the existing eight-story, one hundred and sixty-one (161) unit (SRO) building to a mixed-use building with retail space at grade end eighty (80) dwelling units above.

**NO. 20150-T1 (47th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6814**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 3914 N. Hermitage Avenue

**Applicant:** Michael Kretch

**Owner:** Michael Kretch

**Attorney:** Schain Banks Law, Tyler Manic

**Change Request:** RS-3, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The purpose of the rezoning is to renovate the interior of the existing building to allow for an additional dwelling unit in the basement for a total of 3 residential dwelling units and 3 parking spaces with a roof top deck on a new detached 3 car garage.

**NO. 20154 (47th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6864**

**Common Address:** 4646-50 North Damen Avenue

**Applicant:** 4646 Damen, LLC

**Owner:** 4646 Damen, LLC

**Attorney:** Law Offices of Samuel V.P. Banks

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

**Purpose:** The Applicant is seeking to locate and establish a *veterinary clinic*, within the grade-level of the partially-constructed and permitted four-story, mixed-use building, at the subject site.

**NO. 20155 (47th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6866**

**Common Address:** 4311 North Western Avenue

**Applicant:** Jacie Construction, LLC

**Owner:** Jacie Construction, LLC

**Attorney:** Law Offices of Samuel V.P. Banks

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

**Purpose:** The Applicant is seeking to raze the existing *non-conforming* building and to improve the site with a new four-story multi-unit residential building.

**NO. 20174 (48th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6840**

**Common Address:** 5524-5530 N. Magnolia Avenue

**Applicant:** JAB Merger, LLC

**Owner:** The Catholic Bishop of Chicago, an Illinois Corporation, Sole

**Attorney:** Katriina McGuire/Thompson Coburn LLP

**Change Request:** RS-3, Residential Single-Unit (Detached House) District to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The Applicant seeks to rezone the property to establish an eight-unit multi-family residential development in an existing 3-story building with basement.

**NO. 20096-T1 (48th WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #02019-5540**

**Common Address:** 5356 N. Sheridan Road

**Applicant:** MCZ Sheridan, LLC

**Owner:** Tempus Group Holding LLC-5356 Sheridan

**Attorney:** Law Offices of Samuel V.P. Banks

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

**Purpose:** The Applicant is seeking a zoning change to permit a new four-story, fifty (50) unit residential building at the subject property. The proposed building will be 52 feet-1 inch in height. Onsite parking for twenty-one (21) vehicles will be provided. The subject property is located within 1,320 linear feet of the entrance to the Berwyn Red Line (CTA) Station. The Applicant is seeking a reduction in the required off-street parking from fifty (50) spaces to twenty-one (21) spaces, pursuant to the Transit Oriented Development (TOD) Ordinance.

**NO. 20136 (50th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6817**

**Common Address:** 2119 West Touhy Avenue

**Applicant:** Cornel Tibu

**Owner:** Cornel Tibu

**Attorney:** Thomas S. Moore

**Change Request:** RS-3, Residential Single-Unit (Detached House) District to RT-3.5, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:**

The applicant wishes to rezone the property to make the existing garden unit at the subject property code-compliant. The current zoning does not allow for more than 2 units at a property