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Meeting Of The Committee on Zoning Landmark & Building Standards

THURSDAY, APRIL 23, 2015 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 Reverse Numerical Order
According to Ward

NO.MA-192 (MAYORAL APPLICATION) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1419

Common Address: 400 North Lake Shore Drive
Applicant: Mayor Rahm Emanuel
Change Request: Residential Business Planned Development No. 368/ Subparcel E.3 to Residential Business Planned Development No. 368/ Subparcel E.3

NO. TAD-533 (44th WARD) ORDINANCE REFERRED (3/18/15)
DOCUMENT # O2015-1501

Amendment of Municipal Code 16-16-030 concerning *adult entertainment cabaret*

NO.18302 (48th WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1366

Common Address: 1221-1227 W Devon and 6351 N Magnolia Ave
Applicant: Loyola Partners LLC (Scott Whelen and Jeff Parkhill)
Owner: Loyola Partners LLC (Scott Whelen and Jeff Parkhill)
Attorney: Law Office of Samuel VP Banks
Change Request: B3-1 Community Shopping District to B3-2 Community Shopping District
Purpose: The Applicant is seeking to amend the zoning at the subject property in order to convert the existing grade level commercial space into two (2) retail/office units and to erect a two-story addition, containing four (4) duplex units, above, at the existing building. The existing one-story commercial building will remain. The Applicant intends to undertake a complete interior demolition and rehabilitation of the existing 1st floor commercial space, in order to convert the area into two (2) separate retail/office units (2,749 sq. ft. and 2,218 sq. ft., respectively). The Applicant also intends to erect a two-story addition, to the existing one-story building, which would contain a single office unit at the rear of the new 2nd floor and four (4) dwelling (duplex) units between the new 2nd and 3rd floors. There will be parking for four (4) vehicles located on-site.

NO.18287 (47th WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1351

Common Address: 3345 N Lincoln Ave
Applicant: STRS L3 ACQ3, LLC (See Application for list of LLC Members)
Owner: STRS L3 ACQ3, LLC (See Application for list of LLC Members)
Attorney: Meg George
Change Request: B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District
Purpose: To allow for a craft beer retail store and beer café

NO.18307 (47th WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1371

Common Address: 4853 N Western Ave

Applicant: Deerfield Investors LLC (Loukas Kozonis)

Owner: Devon Bank

Attorney: Kozonis & Associates

Change Request: B3-1 Community Shopping District to B3-3 Community Shopping District

Purpose: The proposed redevelopment will consist of a new, four story, mixed-use building containing three dwelling units, three parking spaces, and approximately 1,170 SF of first floor retail space. The height of the proposed building will be approximately 47"-8".

NO.18324 (47th WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1388

Common Address: 1819 West Montrose Ave

Applicant: Montrose Green LLC

Owner: Montrose Green LLC

Attorney: Andrew Scott

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

Purpose: The applicant is considering developing a building with approximately 5,300 square feet of ground floor retail. 24 dwelling units and 3,000 square feet of office space for small businesses above the ground floor. The project will also include approximately 10 off street parking spaces

NO.18329 (47th WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1393

Common Address: 4003-4011 N Damen Ave; 1954-1958 W Irving Park Road

Applicant: The Victor Bar Inc (See Application for list of LLC Members)

Owner: Irving Park Damen LLC

Attorney: Fehr Law Group

Change Request: B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: the applicant plans to operate a cocktail bar in the unit that is currently vacant. There will be no physical expansion of the existing building. The number of dwelling units (4), number of parking spaces (0), approximate square footage of commercial space (6,787'), and the height of the building (36) will not be changed by the Applicant.

NO.18303 (45th WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1367

Common Address: 4900-4958 W Dakin Street

Applicant: Irving Park Property Holdings (Charlies Cui)

Owner: Irving Park Property Holdings (Charlies Cui)

Attorney: Thomas Moore

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

Purpose: The lot is currently a vacant parking lot zoned RS3 and in order to allow surface parking at this site the zoning must be amended to a BI-1.

NO.18314-T1 (45th WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1378

Common Address: 5218-5228 N Northwest Hwy

Applicant: NW HWY Property LLC (See Application for list of LLC Members)

Owner: NW HWY Property LLC (See Application for list of LLC Members)

Attorney: Michael Ezgur

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-1 Community Shopping District

Purpose: The subject property includes 36,869 square feet of land, and is currently a retail shopping center, with two, one-story buildings totaling 11,016 square feet, a drive-through and 23 parking spaces. The Applicant proposes to complete an interior remodeling of the existing buildings.

NO.18310 (44th WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1374

Common Address: 1045-1047 W Cornelia Ave

Applicant: Contemporary Concepts (Mike Breheny)

Owner: Kenneth and Christiane Fenner

Attorney: Michael Ezgur

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

Purpose: New construction of a 51.8 foot, 4 story building consisting of 20 residential dwelling units, 16 parking spaces and no loading berth.

NO.18301 (37TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1365

Common Address: 5525 W North Ave
Applicant: Jean Williams
Owner: Jean Williams
Attorney: NA
Change Request: B3-1 Community Shopping District to C1-2 Neighborhood Commercial District
Purpose: to provide parking for residential use; and expand existing tavern

NO.18321 (35TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1385

Common Address: 2715-41 N Milwaukee Ave
Applicant: Cold One Inc. (Esam Hani)
Owner: FY Developments LLC
Attorney: Rolando Acosta
Change Request: B3-5 Community Shopping District to C1-5 Neighborhood Commercial District
Purpose: The existing three story buildings with 78 dwelling units, approximately 17,000 sq. ft. of retail/office space and 22 parking spaces will remain. Applicant proposes to occupy an existing retail/office space with a tavern and with package liquor sales.

NO.18296 (33RD WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1360

Common Address: 3101 North California Ave
Applicant: GRE-DOR LLC (Dorel Ardelean and Pop Gregory Marianta)
Owner: GRE-DOR LLC (Dorel Ardelean and Pop Gregory Marianta)
Attorney: Law Office of Samuel VP Banks
Change Request: B2-2 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District
Purpose: The Applicant is seeking a zoning amendment in order to permit the conversion of the two (2) existing (grade level) commercial units to two (2) dwelling (residential) units, for a total of eight (8) dwelling units within the existing building. The Applicant intends on undertaking an interior demolition and rehabilitation of the existing first floor units within the building, which will include the conversion of the two (2) existing commercial spaces into dwelling units (at grade level). There are, and will remain, six-dwelling units above (two dwelling units on each the second, third and fourth floors). There will be garage parking for eight (8) vehicles located on-site.

NO.18285-T1 (32nd WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1349

Common Address: 2378 North Elston Ave

Applicant: Chicago Land Trust ATUT #8002367094 (Anna SalabaJ)

Owner: Chicago Land Trust ATUT #8002367094 (Anna SalabaJ)

Attorney: Law Office of Mark Kupiec & Associates

Change Request: M3-3 Heavy Industry District to B3-2 Community Shopping District

Purpose: To build a 4 story rear addition and a two story upper floor addition to the existing two story building and establish commercial use on the ground floor. 3 dwelling units above; 4 parking spaces; 4 story height 45'10"

NO.18286-T1 (32nd WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1350

Common Address: 2332-34 N Elston Ave

Applicant: ErolD Gladan

Owner: ErolD Gladan & Equity Mortgage Group

Attorney: Mara Georges

Change Request: M3-3 Heavy Industry District to B2-2 Neighborhood Mixed-Use District

Purpose: a 6 unit residential building, with 6 parking spaces- No commercial space
Height of 45'

NO.18289 (32nd WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1353

Common Address: 2345 N Leavitt Street

Applicant: Sarah Brick & Theodore Harris

Owner: Sarah Brick & Theodore Harris

Attorney: Thomas Moore

Change Request: C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

Purpose: Applicant proposes to amend the previous zoning application which changed the zoning from RT4 to CI-2 passed on November 5, 2014 (Ordinance #18025) and now seeks to re-zone the property to CI-3 in order to add a third story addition to the existing 2 story building to create a three story building with one commercial (tavern) space on the first floor and one dwelling unit above. Building height will be 30 ft. with 1 parking space

NO.18309 (32nd WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1373

Common Address: 2318-2320 W Belmont Ave

Applicant: 2316 W Belmont LLC

Owner: The Estate of Lois G Felke

Attorney: Law Office of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed-Use District

Purpose: The Applicant seeks a zoning amendment in order to permit a new^ three-story building that will contain six (6) residential units. The proposed building will be masonry in construction. The proposed building will measure 35'-5" in height. On-site garage parking for six (6) vehicles will be provided at the rear of the subject lot.

NO.18312 (32nd WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1376

Common Address: 1755-1763 W Armitage

Applicant: Snorky Real Estate Venture LLC (Allen Bulley Jr.)

Owner: The Estate of Lois G Felke

Attorney: Schuyler, Roche & Crisham PC

Change Request: C1-2 Neighborhood Commercial District to C2-3 Motor Vehicle Related Commercial District

Purpose: Applicant proposes the construction of a new commercial building for the corporate headquarters for Bulley & Andrews. The building will be approx. 35,000 s.f. and approx. 55 feet in height.

NO.18323-T1 (32nd WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1387

Common Address: 2709-2745 N Ashland

Applicant: ALCOB Acquisition LLC (See Application for list of LLC Members)

Owner: MEI Realty

Attorney: Thomas Moore

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: Applicant proposes to construct seven buildings with 6 residential dwelling units each and one building with 3 residential dwelling units with no commercial units for a total of 45 residential dwelling units

NO.18297 (30TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1361

Common Address: 3938-42 W School Street

Applicant: Structured Development LLC (See Application for list of LLC Members)

Owner: Structured Development LLC (See Application for list of LLC Members)

Attorney: Robert Mahoney

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

Purpose: Two story building. Converting two existing commercial spaces on the first into use as one general restaurant with liquor consumption on the premises. The second floor of the building will remain used as two residential dwelling rental units. No parking height is as is

NO.18319 (30TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1383

Common Address: 4146-48 W Cornelia Ave

Applicant: Abdelnasser Elkhatib

Owner: Abdelnasser Elkhatib

Attorney: Rolando Acosta

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

Purpose: While six units have existed on the Property for an extended period of time. City records indicate only four units. There zoning is sought so that Property' s zoning allows for the six existing units. No exterior changes to the Property are anticipated

NO.18308 (30TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1372

Common Address: 4600-4608 W Addison Street

Applicant: 4600 W Addison LLC (Bart Przyjemski)

Owner: 4600 W Addison LLC (Bart Przyjemski)

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant seeks a zoning amendment in order to permit the residential re-development of the subject property. The existing buildings located on the subject property will be razed. The site will be redeveloped with eight (8) new single family homes. Each home will be 28'-6" in height and provide onsite garage parking for two (2) cars.

NO.18293 (27TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1357

Common Address: 1450 N Dayton; 848 W Eastman

Applicant: Structured Development LLC

Owner: Big Deahl LLC (See Application for list of LLC Members)

Attorney: Law Office of Samuel VP Banks

Change Request: C3-5 Commercial, Manufacturing and Employment District to a Business Planned Development

Purpose: The Applicant is proposing to redevelop the subject site with a new four-story commercial building that will contain approx. 110,000 sq. ft. of office space and approx, 103,000 sq. ft. of retail space. The 103,000 sq. ft. retail space total triggers Planned Development approval. The plans also call for a multistory parking structure that will contain 550 off-street parking spaces (both required accessory and non-required accessory parking). The plan also incorporates three (3) loading berths. No residential units are proposed.

NO.18318 (27TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1382

Common Address: 1124 W Fry Street

Applicant: Mykahlo Volochiy

Owner: Mykahlo Volochiy

Attorney: Gordon & Pikarski

Change Request: B3-2 Community Shopping District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The property will be used for two dwelling units with no commercial space. Two parking spaces will be provided on site. The building will reach a height of 37 feet 10 inches as defined by the zoning ordinance

NO.18281 (26TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1345

Common Address: 2107 W Ohio Street

Applicant: 2107 W Ohio Street LLC (Beverly Fishman)

Owner: 2107 W Ohio Street LLC (Beverly Fishman)

Attorney: Thomas Moore

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

Purpose: The existing 3 story two residential dwelling unit building is not compliant with the current zoning and applicant seeks to rezone the property to bring it into zoning compliance. The building height is 35 ft 1 in. and the parking will remain as existing

NO.18283 (26TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1347

Common Address: 2652 W Huron Street

Applicant: Roman Mazurok

Owner: Roman Mazurok

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: to build an upper third story addition and a rear three story addition to the existing two-dwelling unit building; existing 2 car garage to remain; existing 2 dwelling units to remain; no commercial 3 story. Height 38'

NO.18294 (26TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1358

Common Address: 2630-3632 W Chicago

Applicant: 2630-32 W Chicago Inc. (Petro Fediv & Yuriy Margulis)

Owner: 2630-32 W Chicago Inc. (Petro Fediv & Yuriy Margulis)

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To convert a part of the commercial unit on the ground floor into an additional dwelling unit within the existing building for a total of 7 dwelling units: partial commercial / retail to remain (approx. 1,200 SF); 7 parking spaces; existing 4-story and existing height: 48'-7" / no change

NO.18305-T1 (26TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1369

Common Address: 3940 W Dickens

Applicant: Aeon Holding LLC (Jenny Zhang)

Owner: Aeon Holding LLC (Jenny Zhang)

Attorney: Thomas Moore

Change Request: M1-1 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District

Purpose: Applicant proposes to add a third story addition to the existing two story residential single family home and add a new rear wood deck. Two parking spaces will remain as is. The new height of the building with the addition will be 26' 1" .

NO.18313 (26TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1377

Common Address: 3407-09 West Armitage Ave

Applicant: Human Building LLC (Christen Carter)

Owner: Human Building LLC (Christen Carter)

Attorney: Rolando Acosta

Change Request: B3-1 Community Shopping District to C1-1 Neighborhood Commercial District

Purpose: The existing building will be rehabilitated for use as the Busy Bee Button Company's offices and for the production of custom buttons made by adhering an image to a prefabricated typically metal backing. Two existing parking spaces will be retained. No loading berth is provided.

NO.18320 (26TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1384

Common Address: 3108-10 West Walton Street

Applicant: 3108-3110 W Walton Condominium Association

Owner: (See Application for list of Members)

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To convert from 13 DU to 14 DU and duplex the first floor to the basement within the existing residential building; no existing parking; no commercial space; 3 story. existing height 42' / no change proposed.

NO.18326 (26TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1390

Common Address: 2733-35 W Hirsch

Applicant: Gino Battaglia

Owner: Gino Battaglia

Attorney: Dean Maragos

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

Purpose: 6 Residential Units, 6 Parking Spaces in a 3 story building. 38 feet in height

NO.18288 (25TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1352

Common Address: 400-448 W 18th Street; 1701-1735 S Canal Street; 1700-1734 S Stewart Ave;
1717-1735 S Stewart Ave

Applicant: New Chinatown Real (See Application for list of LLC Members)

Owner: New Chinatown Real (See Application for list of LLC Members)

Attorney: Katriina McGuire

Change Request: Planned Manufacturing District 11B to a Commercial Manufacturing Planned
Development

Purpose: The construction of a 1 story approx.. 47,000 sq.ft. retail wholesale grocery store
with 153 parking spaces

NO.18299-T1 (25TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1363

Common Address: 221 W 22nd Place

Applicant: Lam Sai Ho Tong Association

Owner: Lam Sai Ho Tong Association

Attorney: Gordon & Pikarski

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

Purpose: The property will be used for one mixed use building. The project will provide
1,449 sq.ft. of commercial space, two dwelling units and three parking spaces.
The building height will be 42 feet as defined in the zoning ordinance

NO.18317(25TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1381

Common Address: 562-64 West 18th Street

Applicant: Jason Wynne

Owner: Jason Wynne

Attorney: Gordon & Pikarski

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

Purpose: The property will be used for one, six dwelling unit residential building. The
project will provide six parking spaces. No commercial is proposed. The building
height will be 38 feet

NO.18300 (24TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1364

Common Address: 1423-29 South Kedzie Ave

Applicant: Henry Washington

Owner: Henry Washington

Attorney: Agustin Ltd.

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

Purpose: The existing 3-story mixed-use building will remain. The owner proposes to convert 2 of the commercial spaces to 2 dwelling units for a total of 6 dwelling units and 2 commercial spaces. The owner proposes to locate 2 parking spaces at the rear of the property.

NO.18282 (23RD WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1346

Common Address: 5916 West 59th Street

Applicant: Premier Home Developers Inc. (Roy Novak and Joseph Muline)

Owner: Premier Home Developers Inc. (Roy Novak and Joseph Muline)

Attorney: William Banks, Schain Banks

Change Request: RS2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

Purpose: To allow for the construction of a single family home

NO.18292 (20TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1356

Common Address: 5825 S State Street

Applicant: Onstate Recycling, Inc. (Lawrence Rushakoff)

Owner: Ahmed Keshta

Attorney: Law Office of Samuel VP Banks

Change Request: B1-2 Neighborhood Shopping District to M2-2 Light Industry District

Purpose: The existing "scrap yard" (Class I and Class IV(A) Recycling Facility), which is, and has been, operating at the subject property is a non-conforming use under the current zoning designation. The Applicant is attempting to bring the existing Recycling Facility, at the property into compliance with the Chicago Zoning Ordinance. There will be no physical expansion of the existing one-story commercial building and will be no additional recycling uses performed at the site.

NO.18230-T1 (19th WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-2402

Common Address: 1800-14 West 95th Street/ 9443-57 South Longwood Dr

Applicant: Omaha Properties LLC (See Application for list of LLC Members)

Owner: Old Second National Bank

Attorney: Graham Grady

Change Request: RS1 Residential Single Unit (Detached House) District and B1-1 Neighborhood Shopping District to B3-1 Community Shopping District

Purpose: The proposed use is a one-story retail auto parts store approximately 24 feet in height with approximately 19 off-street parking spaces and required landscaping. There will be no dwelling units.

NO.18298 (17th WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1362

Common Address: 7520-7558 S Ashland Ave

Applicant: AAIM Ashland Ave LLC (Rasha Ata)

Owner: Rasha Ata

Attorney: Samie Ata

Change Request: C2-1 Motor Vehicle Related Commercial District, B3-1.5 Community Shopping District and RS3 Residential Single-Unit (Detached House) District to B3-1.5 Community Shopping District

Purpose: The existing 15,000 SF 1 story building on the north end of the property will be reduced to 10,000 SF. The height of the building is currently 17 feet & will increase to 29 feet. It will be used for a retail store. The south end of the property, which is presently vacant, will be developed for the use of a retail business strip mall. A proposed building of approximately 8,500 SF will be constructed. The entire property will contain approximately 37 parking spaces & 1 loading zone.

NO.18284 (14th WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1348

Common Address: 4511 S Spaulding Ave

Applicant: Jose Nuno

Owner: Jose Nuno

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: Three unit residential building; 3 parking spaces; no commercial space; existing 3 story and existing height

NO.18327(12th WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1391

Common Address: 3791 S Archer Ave

Applicant: Noel Torres

Owner: Lian Chao Yu

Attorney: Timothy Rowells

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

Purpose: Use of the first floor as a resale shop and a rental of 2 residential units on the second floor

NO.18295 (12th WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1359

Common Address: 2235-39 West 35th Place

Applicant: 2235-39 West 35th Place (Beata Skorusa)

Owner: 2235-39 West 35th Place (Beata Skorusa)

Attorney: Law Office of Mark Kupiec & Associates

Change Request: M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To build a second story addition to the existing building and to establish a day care center (ground floor and partial second floor) and one dwelling unit second floor); 2-car garage and 8 parking spaces; approximately 15,133 square feet of commercial space; 2-story, height 25'-00".

NO.18328 (5th WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1392

Common Address: 5543-59 South Cornell Avenue/ 1634-64 East 56th Street 5534-58 South Cornell Avenue/ 1604-1624 East 56th Street 5528-32 South Cornell Avenue

Applicant: Windermere House, LLC Solstice on the Park, and 5528 S Cornell Ave LLC (See Application for list of LLC Members)

Owner: Windermere House, LLC Solstice on the Park, and 5528 S Cornell Ave LLC (See Application for list of LLC Members)

Attorney: Vedder Price PC

Change Request: Residential Business Planned Development No. 282, as amended to Residential Business Planned Development No. 282, as amended

Purpose: Subarea A: no physical changes are currently proposed for the existing high-rise building, which has 220 dwelling units ("DUs"), 1st floor commercial uses (approximately 30,000 sf) and no parking. Subarea C: no physical changes are currently proposed for the existing 3- and 4-story building, which has 53 DUs and no commercial uses or parking. Proposed improvement for Subarea B is a high-rise building (maximum 299' height, per Zoning Ordinance) with up to 250 DUs, or, up to 200 DUs and a hotel with banquet facilities and up to 160 keys (approx. 150,000s.f. of commercial in total): no fewer than 423 parking spaces; accessory uses including fitness center, pool, business center, party room. General Restaurant up to 5,000 sf. and convenience retail.

NO.18325 (4th WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1389

Common Address: 3525 S MLK Drive

Applicant: 3525 S. King Drive, Inc.

Owner: 3525 S. King Drive, Inc.

Attorney: The Barclay Law Group

Change Request: B1-1 Neighborhood Shopping District and RM-5 Multi Unit District to B1-2 Neighborhood Shopping District

Purpose: 100% devoted to law office with no dwelling units and 2 parking spaces
Approximately 3,800 s . f . of commercial space with existing height of 44'4" and proposed 3-story enclosed addition with height of 38 .

NO.18304-T1 (3rd WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1368

Common Address: 4223 S Wabash Ave

Applicant: GraceK Contractors LLC (Thomas Boney)

Owner: GraceK Contractors LLC (Thomas Boney)

Attorney: Thomas Moore

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

Purpose: Applicant proposes to construct a single family home with a detached 2 car garage. The height of the building will be 26 feet.

NO.18306 (2nd WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1370

Common Address: 2424 N Janssen

Applicant: Mutaz Abdullah

Owner: Mutaz Abdullah

Attorney: Warren Silver

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

Purpose: The current residence on the subject property will be demolished and a new construction. single-family home will be constructed for occupancy by the owner and his family. The home will be three stories. 3,510 sq.ft. of floor area and 37 feet in height.

NO.18290 (1st WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1354

Common Address: 1465 West Erie Street

Applicant: EZMB LLC

Owner: EZMB LLC

Attorney: Daniel Lauer

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

Purpose: Three story building with roof access, consisting of three residential units. There will be three garage parking spaces available. The footprint of the building shall be approximately 20 feet by 78 ft 7 3/8 in and have a height of 37 ft 10 in

NO.18291 (1st WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1355

Common Address: 1539 N Western Ave

Applicant: Martin Newell

Owner: Martin Wallace; James Valancius; Richard Easty and Michael LaPorta

Attorney: Daniel Lauer

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

Purpose: the applicant intends to construct a three (3) unit residential building with a basement and a three (3) car garage the footprint of the building will be 20 feet 8 inches by 76 feet 7 inches in size and the height of the building shall be 38 feet high. As defined by city zoning code.

NO.18311-T1 (1st WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1375

Common Address: 1239 N Wood Street

Applicant: Michael Mertz

Owner: Michael Mertz

Attorney: Thomas Moore

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5.5 Multi Unit District

Purpose: Applicant proposes to add a 4th floor to the existing building to add an enclosed 1200 sq. ft. greenhouse and add 2 more parking spaces for a total of 6 indoor parking spaces. The height of the building will be 50 ft. 7in. There will be a total of three residential dwelling units.

NO.18315(1st WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1379

Common Address: 1902-1904 West Division St.

Applicant: 1904 W Division Venture LLC (Jeffrey Michael)

Owner: 1904 W Division Venture LLC (Jeffrey Michael)

Attorney: Law Office of Samuel VP Banks

Change Request: B3-2 Community Shopping District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-2 Community Shopping District

Purpose: The Applicant seeks a zoning amendment in order to permit the adaptive reuse and conversion of the existing two-story commercial building into a four-story mixed-use building. The resulting building will contain one (1) retail unit at grade and six (6) residential units above. The resulting building will measure 45' in height. On-site parking for seven (7) vehicles will be provided at the rear of the lot.

NO.18316 (1st WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1380

Common Address: 1446 North Artesian Avenue

Applicant: Anita Goyal

Owner: Anita Goyal

Attorney: Gordon & Pikarski

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

Purpose: The property will be used for three dwelling units with no commercial space. Three parking spaces will be provided on site. The building will reach a height of 38 feet as defined by the zoning ordinance.

NO.18322-T1 (1st WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1386

Common Address: 1812-14 West Grand Ave

Applicant: Walton Builders, Inc (Thomas McNamera)

Owner: Walton Builders, Inc (Thomas McNamera)

Attorney: Law Office of Mark Kupiec & Associates

Change Request: M1-2 Limited Manufacturing/ Business Park District to B1-2 Neighborhood Shopping District

Purpose: To build a 4-story mixed-use building with commercial/retail on the ground floor and 5 dwelling units on the upper floors: 5 parking spaces: approx. 2,500 SF of commercial space: 4 story, height 43'-8"