

**REVISED**  
**SUMMARY OF A MEETING**  
**COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS**  
**MEETING OF 12-10-19**  
**TO BE REPORTED OUT 12-18-19**

**NO. 20177 (2nd WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6839**

**PASS AS REVISED**

**Common Address:** 213 West Schiller Street

**Applicant:** The Catherine Cook School

**Owner:** Cobblesquare Place Associates

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

**Change Request:** Residential-Business Planned Development No. 301 to Residential-Business Planned Development No. 301, *As Amended*

**Purpose:** The Applicant is seeking to amend the existing Planned Development No. 301, and the uses permitted and prescribed therein, in order to establish three (3) auxiliary classrooms within the existing three-story building, generally located at 1338 North Wells and 211 West Schiller Street, which is located within the boundaries of the *Cobbler Square* Development (PD 301).

**NO. 20262-T1 (2nd WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8495**

**Common Address:** 2105-09 W. Caton Street

**Applicant:** Public 2, LLC

**Owner:** Estate of Sean McKeough

**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 the construction of a new four-story, eight (8) unit mixed-use building at the subject site.

**NO. 19797 (4th WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #02018-6974**

**Common Address:** 700-12 East 41st St

**Applicant:** Red Van Construction

**Owner:** Red Van Construction

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** C1-2 Neighborhood Commercial District to RM5 Residential Multi Unit District

**Purpose:** To build 7 new townhouses, 13 parking spaces, no commercial space; 2 story, Height: 36 feet.

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**NO. 20255-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8488**

**Common Address:** 2119 S. Halsted St.

**Applicant:** Grain Liquors, LLC

**Owner:** 2119 South, LLC

**Attorney:** Danielle G. Grcic

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

**Purpose:** To maintain and legalize the use of the property, to continue the operation of the existing business/restaurant with accessory liquor and with 8 dwelling units.

**NO. 20252-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8485**

**Common Address:** 4241 S. Halsted Street

**Applicant:** Kasper Development LLC 4223

**Owner:** Kasper Development LLC 4223

**Attorney:** Paul A. Kolpak

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

**Purpose:** To construct a two-story masonry single family residence with a two-car frame, detached garage.

**NO. 20239-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8472**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 3084 South Lock Street

**Applicant:** Kelsey and William Elliott

**Owner:** Kelsey and William Elliott

**Attorney:** Thomas S. Moore

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

**Purpose:** The applicant wishes to convert the vacant commercial space and 1-car garage into 1 dwelling unit each for a new total of 4 dwelling units at the property. The applicant will seek relief, as necessary, for any required on-site parking.

**NO. 20197 (13<sup>th</sup> WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6844**

**PASS AS REVISED**

**Common Address:** 5401-5459 West 64th Place; 6435-6459 South Linder Avenue; 5400-5458 West 65th Street; and 6434-6458 South Long Avenue

**Applicant:** The Public Building Commission of Chicago

**Owner:** City of Chicago in Trust for Schools on behalf of the Board of Education

**Attorney:** Carol D. Stubblefield, Neal & Leroy, LLC

**Change Request:** RS2, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District and then to an Institutional Planned Development.

**Purpose:** Mandatory Planned Development for development of land to be used for schools on sites with a net site area of 2 acres or more, Chicago Zoning Ordinance Section 17-8-0506.

**NO. 20253 (15<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8486**

**Common Address:** 4542-48 S. Washtenaw Ave.

**Applicant:** Heidi Chow Eng

**Owner:** Heidi Chow Eng

**Attorney:** Paul A. Kolpak

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

**Purpose:** To allow the subdivision of the existing 3 lots into two zoning lots. One will measure 50x125 ft. to allow the 2 story 4 unit frame building with garage to remain, and the 25x125 ft. lot is to have a proposed single family residence.

**NO. 20232 (18<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7973**

**Common Address:** 4000 W 87<sup>th</sup> St

**Applicant:** KNZ Auto Repair, Inc.

**Owner:** Tom's Cabinets, Inc.

**Attorney:** Sana'a Hussien

**Change Request:** B3-1 Community Shopping District to C2-1 Motor Vehicle Related Commercial District

**Purpose:** To sell vehicles on the lot in order to obtain a city business license.

**NO. 20260 (19<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8493**

**Common Address:** 10100 South Western Avenue

**Applicant:** GPS Investments Beverly, LLC

**Owner:** GPS Investments Beverly, LLC

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

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

**Purpose:** To permit the establishment of a new automated car wash, which will replace the existing car wash and accessory structures, at the subject site.

**NO. 20168 (21<sup>st</sup> WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6875**

**Common Address:** 1000 West 94th Street

**Applicant:** Gregory T. Semmer

**Owner:** Sangamon Industrial, LLC

**Attorney:** Thomas S. Moore

**Change Request:** M1-1, Limited Manufacturing/Business Park District to M2-1, Light Industry District

**Purpose:** The applicant wishes to rezone the property in order to allow the open yard space, approximately 20,000 sq. ft., to be used as an exterior contractor storage yard for a landscaping services-use in the existing 1-story commercial building.

**NO. 20245 (25<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8478**

**Common Address:** 1057-59 West Taylor Street

**Applicant:** Taylor Residences, LLC

**Owner:** Taylor Residences, LLC

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

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

**Purpose:** To comply with the minimum lot area and the maximum floor area, to build a new 4 story, mixed-use building with ground floor commercial units and 6 dwelling units on the upper floors.

**NO. 19984 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1388**

**PASS AS REVISED**

**Common Address:** 1200-1234 W Randolph St; 146-162 N Racine Ave

**Applicant:** 1234 W Randolph Developer LLC

**Owner:** A New Dairy Company, 1200 Randolph LLC, and City Winery Real Estate Holdings LLC

**Attorney:** Michael Ezgur

**Change Request:** C1-3 Neighborhood Commercial District to DX-5 Downtown Mixed Use District and then to a Business Planned Development

**Purpose:** The Applicant proposes to retain the existing City Winery building to the east, along with all current uses, including a large music venue, restaurant, wine production facility and accessory uses. Additionally, the Applicant proposes to construct a new, twenty three-story, mixed-use building with approximately 4,500 square feet of commercial space, a rooftop bar and pool, 289 hotel keys, 4 automobile parking spaces pursuant to the Transit Served Location provisions of the Chicago Zoning Ordinance, 76 bicycle parking spaces, and two loading berths. The proposed height of the new building is 304 feet 8 inches.

**NO. 20066 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4399**

**PASS AS REVISED**

**Common Address:** 1436-1450 W Randolph Street

**Applicant:** MP Union Park LLC

**Owner:** WFLP Randolph LLC, Majka Holdings LLC,

**Attorney:** Law Offices of Samuel VP Banks, Sara Barnes

**Change Request:** C1-3 Neighborhood Commercial District to C1-5 and then to a Residential Business Planned Development

**Purpose:** The Applicant is seeking a zoning Map Amendment in order to permit the construction of a new eight-story residential building and a new six-story mixed-use (commercial/residential) building, at the subject property. The existing two-story building will be razed/removed, while the existing five-story office building will be retained and preserved - as is. The new proposed eight-story building will contain a residential lobby and amenity space, including an open garden area - at grade level, and 175 dwelling units - above (2<sup>nd</sup> thru 8<sup>th</sup> Floors). There will be additional residential amenity space and outdoor (green) space also located on the 8<sup>th</sup> Floor. The proposed six-story mixed-use building will contain commercial/retail space (7,202 square feet) and a residential lobby - at grade level, and a total of 85 dwelling units - above (2<sup>nd</sup> thru 6<sup>th</sup> Floors). The subject property is located less than 1,320 linear feet from the entrance to the Ashland Avenue CTA Train Station, and - therefore, the subject site qualifies as a Transit Served Location, under the tenets of the current Zoning Ordinance. As such, the Applicant is seeking to reduce the amount of required vehicular parking by approximately 77% - from 260 spaces to 59 spaces. All of the parking for the new development will be located at grade level, within the interior of the proposed eight-story building. The new proposed buildings will be concrete, steel and glass - in construction, with masonry accents. The tallest (eight-story) building will measure 103 feet-4 inches in height \*The proposed height and number of dwelling units trigger a mandatory planned development, under the current Zoning Ordinance.

**NO. 20234-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8467**

**Common Address:** 1455 W. Huron St.

**Applicant:** CP2 Properties, LLC-1455 West Huron, LLC

**Owner:** CP2 Properties, LLC-1455 West Huron, LLC

**Attorney:**

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

**Purpose:** To comply with the current bulk requirement of the zoning code in order to convert from 5 to 6 dwelling units.

**NO. 20235 (30<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8468**

**Common Address:** 2440 N. Lorel Avenue

**Applicant:** Aditya Ramani

**Owner:** Aditya Ramani

**Attorney:**

**Change Request:** RS3, Residential Single-Unit (Detached House) District to RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** Make a legal conversion to a three unit residential building.

**NO. 20261 (31<sup>st</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8494**

**Common Address:** 2535 North Laramie Avenue

**Applicant:** Esquina del Sabor Catracho, Inc.

**Owner:** Nestor Santos

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

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

**Purpose:** The applicant is seeking to permit the location and establishment of a general restaurant use within the existing building at the subject property.

**NO. 19804-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (9-20-18)**  
**DOCUMENT #O2018-6981**

**PASS AS REVISED**  
**PASS AS SUBSTITUTED**  
**PASS WITH SUBSTITUTE NARRATIVE & PLANS**

**Common Address:** 2341-47 N Elston Ave

**Applicant:** 2343-47 N Elston Ave LLC

**Owner:** 2343-47 N Elston Ave LLC

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

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

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new four-story (with basement) all residential building, at the subject site. The proposed new building will contain a total of nine (9) dwelling units - located between the basement and 4<sup>th</sup> Floors. There will be an attached one-story garage, with onsite parking for nine (9) vehicles - located at the rear of the property, with access off of the Public Alley. The proposed building will be masonry, glass and steel in construction and measure 45 feet-0 inches in height.

**NO. 20121-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (7-24-19)**  
**DOCUMENT #O2019-5559**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 2448 W. Diversey Avenue

**Applicant:** Padraig McGuire

**Owner:** Nelson Dagio

**Attorney:** Daniel G. Lauer, Esq.

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

**Purpose:** The Applicant intends to construct a 4-Story, three (3) dwelling unit building with a basement. There will be three (3) garage parking spaces at the rear of the property. The footprint of the building shall be approximately 21 feet by 62 feet 4 inches in size. The Building height shall be 47 feet 2 inches, as defined by City Code.

**NO. 20145-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #O2019-6809**

**PASS AS SUBSTITUTED**  
**PASS AS REVISED**

**Common Address:** 3121 North Rockwell Street

**Applicant:** Nicholas Pupillo

**Owner:** 3121 Rockwell LLC

**Attorney:** Gordon & Pikarski

**Change Request:** M2-3, Light Industry District to C3-5, Commercial, Manufacturing & Employment District

**Purpose:** The Applicant seeks to use the existing building as a dance studio.

**NO. 20247 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8480**

**Common Address:** 4931 North Troy Street

**Applicant:** George P. Mounsef

**Owner:** George P. Mounsef

**Attorney:** Thomas S. Moore

**Change Request:** RS3, Residential Single-Unit (Detached House) District to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The applicant wishes to rezone the property in order to allow sufficient density to convert the existing, finished basement space in the existing 2-story, 2 dwelling unit building into an additional dwelling unit for a new total of 3 dwelling units at the property.

**NO. 20238 (35<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8471**

**Common Address:** 3127 N. Central Park Avenue

**Applicant:** JEK Enterprises, LLC

**Owner:** JEK Enterprises, LLC

**Attorney:** Thomas S. Moore

**Change Request:** RS3, Residential Single-Unit (Detached House) District to RM-4.5, Residential Multi-Unit District

**Purpose:** The applicant wishes to rezone the property in order to provide sufficient density to construct a proposed 3-story, 3 dwelling unit building with basement, roof deck and detached 3-car garage at the rear of the property.

**NO. 20158 (38<sup>th</sup> WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6854**

**Common Address:** 5535-55 West Irving Park Road

**Applicant:** Marino Properties III LLC

**Owner:** 5555 W. Irving Park LLC

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

**Change Request:** B3-1, Community Shopping District to C2-1, Motor Vehicle-Related Commercial District

**Purpose:** To allow outdoor auto sales and outdoor auto storage.



**NO. 20254 (39<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8487**

**Common Address:** 6246 N. Pulaski Road

**Applicant:** Valentino Caushi

**Owner:** 6246 N. Pulaski, LLC

**Attorney:** Paul A. Kolpak

**Change Request:** B1-1, Neighborhood Shopping District to B1-2, Neighborhood Shopping District

**Purpose:** To consolidate lots 1&2 into 1 zoning lot with dimensions of 75x124.12 to construct a new three story mixed use building. There will be 2,628 sq. ft. of commercial space on ground floor. There will be a total of 9 dwelling units from the second and third floor.

**NO. 20246-T1 (40<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8479**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1767 West Rosehill Drive

**Applicant:** 1767 West Rosehill, LLC

**Owner:** 1767 West Rosehill, LLC

**Attorney:** Thomas S. Moore

**Change Request:** C1-1, Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District

**Purpose:** The applicant wishes to construct a proposed 4-story, 13 dwelling-unit building with basement and 13 interior parking stalls.

**NO. 20194 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6841**

**PASS AS REVISED**

**Common Address:** 51-65 E. Randolph Street

**Applicant:** Global Citizenship Experience Lab School

**Owner:** Heritage Shops (SPV), LLC

**Attorney:** John J. George, Akerman LLP

**Change Request:** Residential-Business Planned Development No. 787 to Residential-Business Planned Development No. 787, as amended

**Purpose:** Applicant seeks to add "High School" as a permitted use.

**NO. 20226 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7967**

**PASS AS REVISED**

**Common Address:** 233 E Ontario Street

**Applicant:** 233 E Ontario Hotel Propco LLC

**Owner:** 233 E Ontario Hotel Propco LLC

**Attorney:** Meg George

**Change Request:** DX-12 Downtown Mixed Use District to a Commercial Planned Development

**Purpose:** Applicant seeks to increase the FAR and must take an FAR bonus to do so. Accordingly, a planned development is required.

**NO. 20189 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6853**

**PASS AS REVISED**

**Common Address:** 2604-2742 North Sheffield Avenue

**Applicant:** Chicago Housing Authority, an Illinois municipal corporation

**Owner:** Chicago Housing Authority, an Illinois municipal corporation

**Attorney:** Joseph P. Gattuso/Taft Stettinius & Hollister LLP

**Change Request:** Residential Planned Development No. 52 to B3-2, Community Shopping District, then to Residential Planned Development No. 52, as amended

**Purpose:** The applicant proposes additional development at the subject property.

**NO. 20051-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4103**

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

**Common Address:** 3347-49 N Southport Ave

**Applicant:** 3347 Southport LLC

**Owner:** 3347 Southport LLC

**Attorney:** Thomas Moore

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

**Purpose:** The applicant wishes to rezone the property to construct a proposed 6-story mixed-use building, 64' 1" in height, with 1 ground floor commercial space (4,230 sq. ft.), 35 residential efficiency units and 36 bike parking stalls. There is no planned parking onsite; the applicant will seek to establish the subject property as a transit-served location to waive the required parking.

**NO. 20065 (44<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4340**

**PASS AS REVISED**

**Common Address:** 857-937 W Barry Ave, 3000-3020 N Halsted St, 3001-3021 N Dayton St, 3000-3024 N Dayton St, 800-956 W Wellington Ave, 901-937 W Wellington Ave, 2934-2958 N Mildred Ave, 900-908 W Oakdale Ave and 3001-3029 N Sheffield Ave

**Applicant:** Advocate North Side Health Network d/b/a Advocate Illinois Masonic Medical Center

**Owner:** Chicago Transit Authority

**Attorney:** John George, Akerman LLP

**Change Request:** B3-2 Community Shopping District and Institutional Planned Development No. 50 to Institutional Planned Development No. 50, as amended

**Purpose:** Applicant is proposing to construct a new parking garage in newly added Sub-Area D with 408 parking spaces and medical uses on the ground floor the height of the parking garage will be approx. 50 feet fronting Sheffield Avenue but will step up to approx. 74 feet along the CTA tracks.

**NO. 20134-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6826**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 3312 North Halsted Street

**Applicant:** Lion Halsted 2, LLC

**Owner:** Lion Halsted 2, LLC

**Attorney:** Paul Shadle & Liz Butler - DLA Piper LLP (US)

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

**Purpose:** To allow for the construction of a four-story mixed-use building.

**NO. 20250-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8483**

**Common Address:** 3757 North Sheffield Avenue

**Applicant:** 957 Grace Acquisitions, LLC

**Owner:** 957 Grace Acquisitions, LLC

**Attorney:** Thomas S. Moore

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

**Purpose:** The applicant wishes to construct a 4-story, 10 dwelling unit addition to a previously approved 4-story, 40 dwelling unit building (3763 North Sheffield Avenue) in order to combine the 2 zoning lots into 1 zoning lot. The reason for rezoning is to comply with density bulk requirements and establish a qualifying transit-served location to accommodate the Minimum Lot Area Reduction and the reduction in on-site parking. 3 on-site parking stalls will be provided.

**NO. 20244 (44<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8477**

**Common Address:** 3608-10 N. Southport Avenue

**Applicant:** DOG-A-HOLICS, INC.

**Owner:** JIA BOSWORTH, LLC

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

**Change Request:** B3-2, Community Shopping District to C1-2, Neighborhood Commercial District

**Purpose:** To allow for the continued operation of an existing dog/animal day care shelter/kennel/boarding.

**NO. 20243-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8476**

**Common Address:** 3500-3502 North Clark Street

**Applicant:** 3500 North Clark, LLC

**Owner:** 3500 North Clark, LLC

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

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

**Purpose:** In order to construct a four-story mixed-use building with 18 dwelling units and five parking spaces.

**NO. 20241-T1 (49<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8474**

**Common Address:** 7100-7110 N. Sheridan Road

**Applicant:** Maynard – 7100 Sheridan, LLC

**Owner:** Maynard – 7100 Sheridan, LLC

**Attorney:** Bridget O'Keefe

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

**Purpose:** To comply with the bulk and density requirements of the Code to allow the conversion of 2 vacant first floor retail spaces to 2 residential units.

**NO. 20222-T1 (50<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7963**

**Common Address:** 6301-33 N Western Ave

**Applicant:** 6301 N Western Ave, LLC

**Owner:** 6301 N Western Ave, LLC

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

**Change Request:** RS2 Residential Single-Unit (Detached House) District to B1-3 Neighborhood Shopping District

**Purpose:** The Applicant is seeking a zoning change to permit the establishment of a two-and-a-half-level, non-accessory parking garage with one hundred and thirty-one (131) parking spaces and with 9,470 square feet of retail space at grade, within the existing three-story commercial building.

**LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE –**

<b><u>DOC#</u></b>	<b><u>WARD</u></b>	<b><u>LOCATION</u></b>	<b><u>PERMIT ISSUED TO</u></b>
<u>Or2019-501</u>	<u>24</u>	<u>3860 W Ogden Ave</u>	<u>Christian Lawndale/ Joseph Lesch</u>
<u>Or2019-502</u>	<u>24</u>	<u>3812 W Ogden Ave</u>	<u>Christian Lawndale/ Joseph Lesch</u>
<u>Or2019-503</u>	<u>24</u>	<u>3750 W Ogden Ave</u>	<u>Christian Lawndale/ Joseph Lesch</u>
<u>Or2019-504</u>	<u>24</u>	<u>3750 W Ogden Ave</u>	<u>Christian Lawndale/ Joseph Lesch</u>
<u>Or2019-509</u>	<u>41</u>	<u>10000 Ohare Airport</u>	<u>Air Canada</u>
<u>Or2019-508</u>	<u>41</u>	<u>10000 Ohare Airport</u>	<u>Air Canada</u>