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# MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

**TUESDAY, MARCH 27, 2018 AT 11:00 AM**  
**COUNCIL CHAMBERS, 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. 19537 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-894**

**Common Address:** 1756 W Cornelia Ave

**Applicant:** 1756 West Cornelia LLC

**Owner:** 1756 West Cornelia LLC

**Attorney:** Sylvia Michas

**Change Request:** C1-2 Neighborhood Commercial District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The existing 2-unit residential building and garage will be razed. The Applicant plans to redevelop the subject property with a new 3-story residential building which will contain two (2) dwelling units and a detached garage containing two (2) parking spaces. The height of the proposed building is 35'-2".

**NO. 19558-T1 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1464**

**Common Address:** 1447-51 W Montrose Ave

**Applicant:** 1447 W Montrose LLC

**Owner:** German School Chicago

**Attorney:** Rolando Acosta

**Change Request:** RS3 Single Unit (Detached House) District to B1-5 Neighborhood Shopping District

**Purpose:** The applicant proposed to reuse the existing building for a school with no parking or loading provided

**NO. 19568-T1 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1885**

**Common Address:** 4551-4553 N Ravenswood Ave

**Applicant:** HPL-4555 Ravenswood LLC

**Owner:** HPL-4555 Ravenswood LLC

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

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

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject property. The existing building will be razed. The new proposed building will contain commercial space (4,792 square feet) - at grade level, and a total of twelve (12) dwelling units - above (2<sup>nd</sup> thru 4<sup>th</sup> Floors). The proposal also calls for the erection of a small outdoor deck (1,507 square feet), above the roof of the 4<sup>th</sup> Floor. The subject property is located less than 1,320 linear feet from the Ravenswood CTA Station, and - therefore, the proposal qualifies as a Transit Oriented Development (TOD). As such, and pursuant to the TOD Ordinance, the Applicant intends to provide onsite parking for three (3) vehicles and twelve (12) bicycles - at the rear of the new building. The new proposed building will be masonry in construction and will measure 49 feet-5 ½ inches in height (ceiling of 4<sup>th</sup> Floor).

**NO. 19571 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1888**

**Common Address:** 3728 N Ashland Ave

**Applicant:** 3720 Ashland LLC

**Owner:** 3720 Ashland LLC

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

**Change Request:** C1-2 Neighborhood Commercial District to B2-3 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) residential building, at the subject site. The existing structures will be razed. The proposed new building will contain a total of four (4) dwelling units. There will be parking for two (2) vehicles, located within the interior of the lower level (basement) and surface parking for an additional two (2) vehicles, at the rear of the building - for a total of four (4) onsite vehicular parking spaces. The proposed building will be masonry in construction and measure 45 feet-0 inches in height

**NO. 19563 (46<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1871**

**Common Address:** 3731-3777 N Broadway; 701-745 W Grace St;  
3750-3768 N Pine Grove Ave

**Applicant:** Bernard Zell Anshe Emet Day School

**Owner:** Anshe Emet Synagogue of Chicago

**Attorney:** Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP

**Change Request:** B3-2 Community Shopping District to RM5 Residential Multi Unit District and RM5 Residential Multi Unit District to an Institutional Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the RM-5 Residential Multi-Unit District and B3-2 Community Shopping District to a unified RM-5 Residential Multi-Unit District then to an Institutional Planned Development to permit the construction of a 4-story, 34,000 square foot addition to the existing school. The proposed development will not alter the current use, population, access or parking of the existing use on the site.

**NO. 19562-T1 (45<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1869**

**Common Address:** 4017 N Monticello Ave

**Applicant:** Og Management

**Owner:** Og Management

**Attorney:** Daniel Lauer

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

**Purpose:** The applicant intends to construct a three-story, three dwelling unit building with a basement. The footprint of the building shall be approximately 23 feet 6 inches by 79 feet 4 inches in size. The building height shall be 35 feet 10 inches high, as defined by city code.

**NO. 19546-T1 (44<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1003**

**Common Address:** 1101-1115 W Addison St

**Applicant:** West Addison Development

**Owner:** West Addison Development

**Attorney:** Paul Shadle/ Liz Butler, DLA Piper

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

**Purpose:** To allow for the construction of a four story commercial building containing approx. 56,405 sq.ft. of floor area



**NO. 19549-T1 (44<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1141**

**Common Address:** 3200-3210 N Southport Ave; 1400-1406 W Belmont Ave

**Applicant:** 3200 N Southport Acquisition LLC

**Owner:** 3200 N Southport Acquisition LLC

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

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

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new five-story mixed-use (commercial/residential) building, at the subject property. The existing one-story commercial building will be razed. The new proposed building will contain commercial/retail space (4,549 square feet) - at grade level, and a total of twenty-four dwelling units - above (Floors 2 thru 5). The subject property is located less than 1,320 linear feet from the entrance to the Southport CTA Station, and -therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, the new building will have onsite parking for a total of seven (7) vehicles, located within the interior of the Floor, with an entrance off of the Public Alley running along the north end of the site. The new building will be masonry in construction and measure 55 feet-4 inches in height.

**NO. 19554-T1 (44<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1902**

**Common Address:** 615-623 W Belmont Ave

**Applicant:** JAB Merger LLC

**Owner:** The Bishop and Trustees of the Protestant Episcopal Church in the Diocese of Chicago, a Corporation, and IL not for profit

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

**Change Request:** RM4.5 Residential Multi-Unit District to B2-5 Neighborhood Mixed Use District

**Purpose:** The parish hall building will be converted to 20 dwelling units with no parking. The church and parish hall will be landmarked and no changes are contemplated to the church. The parish hall facade will be rehabbed but no additions to the building will be made

**NO. 19544 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-911**

**Common Address:** 2201-2207 N Halsted St.

**Applicant:** Chicago Title Land Trust 1076273 dated November 7, 1979

**Owner:** Chicago Title Land Trust 1076273 dated November 7, 1979

**Attorney:** Andrew Scott

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

**Purpose:** The applicant proposes to lease one commercial unit (approximately 2,500 square feet) on the ground floor to provide for a veterinary use. The applicant will continue to provide (a) approximately 6,500.00 square feet of commercial space on the ground floor, and (b) the existing residential use of 16 dwelling units above the ground floor. There are no parking spaces provided at the building and its height of 40.00 feet will remain unchanged. No changes to the existing building are proposed.

**NO. 19557 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1906**

**Common Address:** 171 N Wabash Ave

**Applicant:** CCA MDA II LLC

**Owner:** Consolidated Equities III LLC

**Attorney:** John George/ Chris Leach, Akerman LLP

**Change Request:** Residential Business Planned Development No. 1116 to Residential Business Planned Development No. 1116, as amended

**Purpose:** To develop Sub Area B with a mixed use 7 story building of 99 feet in height containing 81 residential units on the upper floors and commercial retail space on the ground floor

**NO. 19535 (40<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-889**

**Common Address:** 4738 N Virginia Ave

**Applicant:** David Tersch

**Owner:** David Tersch

**Attorney:** Paul Kolpak

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

**Purpose:** To convert the existing 2 dwelling unit into 3 dwelling unit to allow remodeling on proposed basement level only. There will be one parking space in total, the attached garage

**NO. 19560 (39<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1865**

**Common Address:** 4025 W Peterson Ave; 4001-45 W Thorndale Ave

**Applicant:** The Peoples Gas Light and Coke Company

**Owner:** Matthew Warren

**Attorney:** Chico and Nunes P.C c/o Marcus Nunes

**Change Request:** M2-1 Light Industry District to M3-1 Heavy Industry District and then to a Planned Development

**Purpose:** Applicant plans to build a new two story field service center. The new service center will be approx. 82,433 sq.ft. and 33.5 feet high. There will be on-site parking for approx. 448 autos, including 9 accessible spaces. 325 company vehicles, including 40 crew truck spaces

**NO. 19547 (34<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1052**

**Common Address:** 11941 S Parnell Ave

**Applicant:** WP School Redevelopment Limited Partnership

**Owner:** WP School Redevelopment Limited Partnership

**Attorney:** Morgan Legal Group

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

**Purpose:** The conversion of the historic West Pullman Elementary School building will result in 60 senior and veteran housing rental units and 20 parking spaces. Due to the historic nature of the building, the existing structure is to be converted and its footprint and dimensions will not be changed/expanded upon. The existing building is 1 to 3 stories in height, 63.35 feet above grade at its highest point. There will be no commercial space.

**NO. 19541-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-899**

**Common Address:** 2920 W Belmont Ave

**Applicant:** Jeff Zamansky

**Owner:** Jeff Zamansky

**Attorney:** Thomas Moore

**Change Request:** C1-1 Neighborhood Commercial District to B3-3 Community Shopping District

**Purpose:** Applicant seeks to save and renovate the existing one-story building and construct 2 new floors with 4 dwelling units and make the ground floor a 1043 square foot commercial space with a rear 4 car parking garage. The building height will be 38 feet  $\frac{3}{4}$  inches

**NO. 19545-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-919**

**Common Address:** 1503-1505 W George St

**Applicant:** Saxony George

**Owner:** Saxony George

**Attorney:** Andrew Scott

**Change Request:** RT3.5 Residential Two Flat, Townhouse and Multi Unit District to RM4.5 Residential Multi-Unit District

**Purpose:** The applicant proposes to continue the existing residential use of the property after rezoning to provide three dwelling units with each unit on one of the building's three floors and no commercial space. No changes to the existing building are proposed. The applicant will demolish the accessory building to the rear and replace it with three parking spaces. The building height will continue to be 39.13 feet. The applicant will seek a variation to bring existing property setbacks into compliance with the Chicago Zoning Ordinance.

**NO. 19540-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-897**

**Common Address:** 1211-13 W Belmont Ave

**Applicant:** Hibernian Development LLC 01-08 11 361

**Owner:** Hibernian Development LLC 01-08 11 361

**Attorney:** Thomas Moore

**Change Request:** M1-2 Limited Manufacturing District to B2-2 Neighborhood Mixed Use District

**Purpose:** To demolish 2 existing buildings on lot and construct a new 4 story 6 dwelling unit building with basement 38 feet in height and 6 parking spaces

**NO. 19550-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1268**

**Common Address:** 2623 W Monroe St

**Applicant:** Saffron Capitol Partners

**Owner:** Saffron Capitol Partners

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

**Change Request:** M1-2 Limited Manufacturing District to RM4.5 Residential Multi-Unit District

**Purpose:** The building will be 28.5 feet in height and will contain 3 dwelling units. 2 parking spaces will be provided

**NO. 19564 (27<sup>th</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1873**

**Common Address:** 948-954 W Fulton St

**Applicant:** MF Partners JV LLC

**Owner:** MF Partners JV LLC

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

**Change Request:** C3-2 Commercial, Manufacturing and Employment District to DX-3 Downtown Mixed-Use District

**Purpose:** The Applicant is seeking a zoning change to permit the interior expansion of the existing grade level restaurant/tavern (9,900 square feet, including rooftop penthouse and deck/patio), within the existing two-story building, which will operate in conjunction with the existing rooftop penthouse and deck/patio. The existing two-story building (18,662 square feet), with rooftop penthouse (1,500 square feet) and deck (5,000 square feet), will remain - as is, physically. There is presently, and will remain, no onsite vehicular parking for the building. The existing building is masonry in construction and measures 24 feet-10 inches in height

**NO. 19531 (26<sup>th</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-882**

**Common Address:** 2044 W Ohio St

**Applicant:** Richard Watts

**Owner:** Richard Watts

**Attorney:** Thomas Moore

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

**Purpose:** To build a 3 story 2 dwelling unit building with basement with a height of 35 feet

**NO. 19536 (25<sup>th</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-891**

**Common Address:** 2000 W 23<sup>rd</sup> St

**Applicant:** Moncada Properties LLC

**Owner:** Moncada Properties LLC

**Attorney:** Jeff Chan/ Villalobos & Associates

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

**Purpose:** Three apartment dwelling units; two car garage; two story brick & frame apartment & Commercial building; grass yard between garage and building; storefront measures about 815.58 sq.ft.; building is about 25 feet high

**NO. 19542 (25<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-900**

**Common Address:** 2353-2355 W 18<sup>th</sup> Place

**Applicant:** Icon Capitol LLC Series 2353

**Owner:** Icon Capitol LLC Series 2353

**Attorney:** Warren E Silver

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

**Purpose:** The proposed use of the subject property is a 3-story (38' height) building with 6 dwelling units (including 2 dwelling units at grade) and 3 off-street parking spaces on the west parcel; existing 3 story building with 6 dwelling units and 3 off-street parking spaces to remain on the east parcel

**NO. 19569 (25<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1886**

**Common Address:** 1813 W Cermak Road

**Applicant:** Diamond Properties Group

**Owner:** Diamond Properties Group

**Attorney:** Daniel Lauer

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

**Purpose:** The applicant intends to construct a two story, three dwelling unit building with basement. There will be three parking spaces provided at the rear of the property. The footprint of the building shall be approximately 24 feet by 70 feet and the building shall be 30 feet high

**NO. 19570 (25<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1887**

**Common Address:** 1713 W Cullerton St

**Applicant:** Cullerton Street Properties

**Owner:** Cullerton Street Properties

**Attorney:** Daniel Lauer

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

**Purpose:** The applicant intends to construct a 2-story, three (3) dwelling unit building with basement. There will be three parking spaces provided at the rear of the property. The footprint of the building shall be approximately 19 feet 6 inches by 58 feet and the building shall be 25 feet high

**NO. 19543 (23<sup>rd</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-907**

**Common Address:** 5354 S Kenneth

**Applicant:** Laura Shebelski, as administrator of the estate of John Nehlsen, deceased

**Owner:** Laura Shebelski, as administrator of the estate of John Nehlsen, deceased

**Attorney:** Warren E Silver

**Change Request:** RS2 Single-Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

**Purpose:** The proposed use of the subject property is the lawful continuation of its current use as a two-story residential building with two dwelling units and two off-street parking spaces in a detached garage. Existing height to remain unchanged.

**NO. 19567 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1884**

**Common Address:** 4200 W 35<sup>th</sup> Place and 4201 W 35<sup>th</sup> Place

**Applicant:** 4100 W 35 Corp

**Owner:** 4100 W 35 Corp

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

**Change Request:** M2-3 Light Industry District to M3-3 Heavy Industry District

**Purpose:** Class V Recycling Facility – collection and outdoor storage of construction and demolition debris for an excavating contractor; parking to be provided as required by Zoning Code

**NO. 19572 (19<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1889**

**Common Address:** 3124 W 111<sup>th</sup> St and 11045 S Troy

**Applicant:** B-Rocks-2

**Owner:** B-Rocks-2

**Attorney:** Kevin Cunningham

**Change Request:** RS2 Single-Unit (Detached House) District and B1-1 Neighborhood Shopping District to B3-1 Community Shopping District

**Purpose:** Banquet Facility. No onsite food preparation. No dwelling units. Approximately 4,000 Sq. feet. 130 Patron Capacity. Existing One story Building no changes. Accessory off-site parking at 11045 S. Troy to serve a new banquet facility

**NO. 19532 (15<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-883**

**Common Address:** 4259 S Sacramento Ave

**Applicant:** Imelda Y Alameda and Juan Alameda

**Owner:** Imelda Y Alameda and Juan Alameda

**Attorney:** Alexandra Reed Lopez

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

**Purpose:** the two story building uses the second floor as residential dwelling. The first floor, approx. 10'3" high, 25' from the door to the back wall, will be used as a grocery store. There are two parking spaces to asphalt on the northeast corner of Sacramento and Pope John Paul II Drive

**NO. 19528-T1 (12<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-867**

**Common Address:** 2719-25 W Cermak Road

**Applicant:** Pilsen Rentals, LLC Series VI

**Owner:** Pilsen Rentals, LLC Series VI

**Attorney:** Paul Kolpak

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

**Purpose:** To convert existing 2nd and 3rd floor commercial space to 16 dwelling units. 1st floor retail will remain with interior remodeling to accommodate the above residential use. The heights of the building will be 38 feet 6 inches. Project qualifies as a Transit Oriented Development that is located at pedestrian retail street. No parking will be provided

**NO. 19548 (11<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1101**

**Common Address:** 3402-3404 S Parnell Ave

**Applicant:** Salvatore Condemi

**Owner:** Salvatore Condemi

**Attorney:** Richard Toth

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

**Purpose:** Single Family Home with three parking spaces. One dwelling unit. No commercial space. Zoning Height 38 feet



**NO. 19529 (10<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-868**

**Common Address:** 3236-3258 E 106<sup>th</sup> St, 3302-3346 E 106<sup>th</sup> St

**Applicant:** South Chicago Property Development

**Owner:** South Chicago Property Development

**Attorney:** Richard Toth

**Change Request:** Planned Manufacturing District No. 6 to a Manufacturing-Waterway Planned Development

**Purpose:** A reprocessible construction/ demolition material facility and Class V recycling facility

**NO. 19530 (9<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-881**

**Common Address:** 720 E 111<sup>th</sup> St

**Applicant:** Chicago Neighborhood Initiatives, Inc.

**Owner:** Please see application for list of owners

**Attorney:** Paul Shadle/ Liz Butler, DLA Piper

**Change Request:** Business Residential Institutional Planned Development No. 1167, as amended to Business Residential Institutional Planned Development No. 1167, as amended

**Purpose:** The Applicant seeks an amendment to the PD to allow the reconfiguration of Sub Areas A and G to establish new Sub Area 1 in order to develop Sub Area 1 with a commercial greenhouse facility containing a total of approximately 145,295 square feet of floor area and 70 parking spaces. The proposed amendment would also allow the consolidation of Sub Areas D, E, F, and a portion of Sub Area H to create new Sub Area J. Sub Area J is proposed to be developed with commercial, industrial, warehouse and distribution uses

**NO. 19526 (8<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-863**

**Common Address:** 9329-9429 S Stoney Island

**Applicant:** Montclare Calumet Heights, LLC

**Owner:** Ch Land Acquisition LLC, PCS Land Acquisition LLC

**Attorney:** Steve Friedland, Applegate & Thorne-Thomsen

**Change Request:** RS2 Single-Unit (Detached House) District, B3-2 Community Shopping District and C1-2 Neighborhood Commercial District to B3-3 Community Shopping District and B3-3 Community Shopping District to a Planned Development

**Purpose:** The property will be developed with 3 sub areas. One subarea will be developed with a 134 unit elderly housing facility with 94 parking spaces. The height of the residential building will not exceed 71 feet. The other 2 subareas will be developed with commercial uses including but not limited to restaurant uses

**NO. 19527 (8<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-866**

**Common Address:** 2221 S Lawndale Ave

**Applicant:** Montclare Senior Residences of Paderewski, LLC

**Owner:** Chicago Board of Education

**Attorney:** Steve Friedland, Applegate & Thorne-Thomsen

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
To a Planned Development

**Purpose:** The former Paderewski school will be redeveloped with 45 elderly housing units. 31 parking spaces will be provided. The height of the residential building will be the existing building height. No commercial space is proposed

**NO. 19533 (5<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-887**

**Common Address:** 1327 E 57<sup>th</sup> St

**Applicant:** Katherine Morsbach

**Owner:** Katherine Morsbach

**Attorney:** Richard Toth

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

**Purpose:** To add an outdoor patio (rooftop), with separate special use approval, for an existing building with an existing restaurant

**NO. 19534 (5<sup>TH</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-888**

**Common Address:** 7141 S Jeffrey Blvd

**Applicant:** Holt Care Management Services

**Owner:** Victoria Capital Management

**Attorney:** Richard Zulkey

**Change Request:** B3-3 Community Shopping District to C1-3 Neighborhood District

**Purpose:** Adding massage establishment on site

**NO. 19556-T1 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1905**

**Common Address:** 4007 S Wabash Ave

**Applicant:** 4007 S Wabash Building LLC

**Owner:** 4007 S Wabash Building LLC

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

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

**Purpose:** To establish a dwelling unit within the existing building (second floor); approximately 2,000 sq.ft. of commercial space (offices) to remain; existing two story building/ height 36 feet 2 ½ inches; ground floor- accessory storage and 1 parking space

**NO. 19551-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1325**

**Common Address:** 932-946 W North Ave; 1601-07 N Sheffield Ave

**Applicant:** 938 W North Ave LLC

**Owner:** 938 W North Ave LLC

**Attorney:** Amy Degnan, Daley & Georges

**Change Request:** M1-2 Limited Manufacturing District to C2-2 Motor Vehicle Related District

**Purpose:** An existing retail building of approximately 35,428 sq.ft. will remain. There are approximately 41 underground parking spaces. No dwelling units

**NO. 19538-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-895**

**Common Address:** 1514-18 N Western Ave

**Applicant:** D&B Property Development LLC

**Owner:** D&B Property Development LLC

**Attorney:** Thomas Moore

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

**Purpose:** To build a 4.5 story, 8 dwelling unit building 50 feet in height with 4 indoor parking spaces and 4 outdoor parking spaces with carport

**NO. 19539-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-896**

**Common Address:** 2522 W Fullerton Ave

**Applicant:** M14 Land Investments LLC

**Owner:** M14 Land Investments LLC

**Attorney:** Thomas Moore

**Change Request:** C1-1 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

**Purpose:** Applicant seeks to demolish an existing 2 story building and construct a new 4 story 3 dwelling unit building 47 feet 4 inches in height with 2321 square feet of commercial space and 3 parking spaces

**NO. 19552 (1<sup>st</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1890**

**Common Address:** 2025-27 W North Ave

**Applicant:** Timeless Endeavors LLC

**Owner:** 2025 North Ave Loan LLC

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

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

**Purpose:** To change the existing restaurant with incidental liquor license to a tavern use (ground floor of the existing building approx. 2,550 sq.ft. of commercial space) existing 3 dwelling units on the upper floor to remain; existing parking – no change; existing 2 story and existing height no change proposed

**NO. 19553-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1891**

**Common Address:** 2116 N California Ave

**Applicant:** Chicago Title Land Trust Co. # 8002366533

**Owner:** Chicago Title Land Trust Co. # 8002366533

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

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

**Purpose:** To build a new 4 story, residential building with 8 dwelling units; (no commercial space) 8 parking spaces; height 49'-10"

**NO. 19555 (1<sup>st</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1904**

**Common Address:** 1426-30 N Wood Street

**Applicant:** 1430 N Wood, LLC

**Owner:** NWG Limited Partnership, an IL limited partnership, as to an undivided 50 percent interest and Portugal Family Limited Partnership, an IL limited partnership as to an undivided 50 percent interest

**Attorney:** Rolando Acosta

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-2 Community Shopping District to RM5 Residential Multi Unit District

**Purpose:** To construct a four story residential building with six residential units and six parking spaces. The height of the proposed building will be 45 feet

**NO. 19559 (1<sup>st</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1835**

**Common Address:** 1750 N Western Ave

**Applicant:** GW Property Group

**Owner:** 1750 N Western Corp

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

**Change Request:** C1-2 Neighborhood Commercial District, M1-1 Limited Manufacturing/ Business Park District and M1-2 Limited Manufacturing District to B3-5 Community Shopping District and B3-5 Community Shopping District to a Residential Business Planned Development

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new seven-story mixed-use (commercial/residential) building, at the subject property. The existing one-story commercial building and gas station will be razed/removed. The new proposed building will contain commercial/retail space (9,680 square feet) - at grade level and 2<sup>nd</sup> Floor, and a total of 127 dwelling units - above (Floors 2 thru 7). The subject property is located less than 1,320 linear feet from the entrance to the CTA Blue Line Station, and - therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, the new building will have onsite parking for a total of thirty-six (36) vehicles, located within the interior of the Floor, for use by the residential and retail tenants of the new building and their guests/patrons. The new building will be masonry in construction and measure 85 feet-0 inches in height. *\*The proposed height and number of dwelling units (density) triggers a mandatory planned development, under the current Zoning Ordinance.*

**NO. 19561-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1868**

**Common Address:** 1453 W Grand Ave

**Applicant:** EZMB, LLC

**Owner:** EZMB, LLC

**Attorney:** Daniel Lauer

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

**Purpose:** The applicant intends to construct a four story, five dwelling unit building with a basement. The footprint of the building shall be approx. 20 feet by 99.37 feet in size. The building height shall be 47 feet 2 inches high

**NO. 19565 (1<sup>st</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1875**

**Common Address:** 1512 N Rockwell St

**Applicant:** Virage LLC

**Owner:** Robert Birkmeyer

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

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

**Purpose:** To build a new 3 story, 3 dwelling unit residential building; 3 parking spaces, no commercial space; 3 story height 37 feet 9 inches

**NO. 19566 (1<sup>st</sup> WARD) ORDINANCE REFERRED (2-28-18)**  
**DOCUMENT #02018-1878**

**Common Address:** 1531 N Maplewood Ave

**Applicant:** Virage LLC

**Owner:** Robert Birkmeyer

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

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

**Purpose:** To build a new 3 story, 3 dwelling unit residential building; 3 parking spaces, no commercial space; 3 story height 37 feet 9 inches