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# Meeting Of The Committee on Zoning Landmark & Building Standards

**FEBRUARY 27, 2017, AT 10:00 AM**  
**COUNCIL CHAMBERS, 2<sup>nd</sup> Floor, City Hall**

**Please Note:**

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda  
Appear in Reverse Numerical Order  
According to Ward

**NO. TAD-557 (47<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT # O2016-8709**

Amendment of Municipal Code Section 17-3-0503-D by classifying a segment of N Clark St as pedestrian street (see ordinance for specifics)

**NO. A-8265 (47<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT # O2016-8708**

**Common Address:** 4736-4758 N Clark Street  
**Applicant:** Alderman Ameya Pawar  
**Change Request:** To remove the Pedestrian Retail Street Designation

**NO. A-8271 (47<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT # O2016-8739**

Amendment of Municipal Code Section 17-3-0503-D2 to modify certain pedestrian and pedestrian retail street designations on a portion of North Lincoln Ave

**NO. A-8270 (39<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT # O2016-8735**

**Common Address:** 6300-6312 N Central Ave; 6325-6335 N Caldwell Ave  
**Applicant:** Alderman Margaret Laurino  
**Change Request:** B3-1 Community Shopping District to RS2 Residential Single-Unit (Detached House)

**NO. A-8268 (35<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT # O2016-8731**

**Common Address:** 2664-2734 North Milwaukee Ave; 2657-67 N Spaulding  
**Applicant:** Alderman Carlos Ramirez Rosa  
**Change Request:** C1-3 Neighborhood Commercial District to C1-1 Neighborhood Commercial District

**NO. A-8269 (35<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT # O2016-8732**

**Common Address:** 2747-55 N Milwaukee Ave  
**Applicant:** Alderman Carlos Ramirez Rosa  
**Change Request:** B1-3 Neighborhood Shopping District to B1-1 Neighborhood Shopping District

**NO. A-8264 (23<sup>rd</sup> WARD) ORDINANCE REFERRED (11-16-16)**  
**DOCUMENT # O2016-8493**

**Common Address:** 7101-47 W 64<sup>th</sup> Place; 6434-58 S Nottingham Avenue; 7100-46 W 65<sup>th</sup> St

**Applicant:** Alderman Michael Zalewski

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

**NO. A-8262 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (11-1-16)**  
**DOCUMENT # O2016-8050**

**Common Address:** 2664-2736 S Kostner Ave

**Applicant:** Alderman Ricardo Munoz

**Change Request:** M2-2 Light Industry District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District and then to an Institutional Planned Development

**NO. A-8120 (19<sup>th</sup> WARD) ORDINANCE REFERRED (4-15-15)**  
**DOCUMENT # O2015-2682**

**Common Address:** West 111<sup>th</sup> Street and South Pulaski Road (Chicago School for Agricultural Sciences)

**Applicant:** Alderman Matthew O'Shea

**Change Request:** Institutional Planned Development #542 to Institutional Planned Development #542, as amended

**NO. A-8266 (11<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-16)**  
**DOCUMENT # O2016-8733**

**Common Address:** 3108-3232 S Halsted Street

**Applicant:** Alderman Patrick Thompson

**Change Request:** Institutional Planned Development No 1045 to B3-2 Community Shopping District

**NO. TAD-554 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (11-16-16)**  
**DOCUMENT # O2016-8421**

Amendment of Municipal Code Section 17-6-0403-F to require special use approval for small venue entertainment and spectator sports facilities and sports and recreation participants within Planned Manufacturing District No. 2-A

**NO. 19081-T1 (48<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**

**DOCUMENT #O2017-131**

Common Address: 1101-17 W Granville Ave

Applicant: 1101 Granville, LLC

Owner: 1101 Granville, LLC

Attorney: Thomas Moore

Change Request: B1-3 Neighborhood Shopping District to B3-5 Community Shopping District

Purpose: 6 Story 20 residential dwelling unit with 1 commercial space on the ground floor and 5 outdoor parking spaces with a building height of 70 feet

**NO. 19089 (47<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**

**DOCUMENT #O2017-139**

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

Applicant: The Victor Bar. Inc

Owner: Irving Park Damen LLC

Attorney: Karl Fehr

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

Purpose: After the rezoning the Applicant plans to continue to operate a cocktail bar in the same unit it currently occupies. There will be no physical changes to 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. 19092-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**

**DOCUMENT #O2017-142**

Common Address: 3720-3722 N Ashland Ave

Applicant: 3720 N Ashland LLC

Owner: 3720 N Ashland LLC

Attorney: Law Office 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 construction of a new four-story mixed-use building, at the site. The two existing structures will be razed. The proposed new building will contain commercial/retail space (2,515 square feet) - at grade level, and twelve (12) dwelling units - above (Floors 2 thru 4). The new proposed building will be masonry and glass in construction and measure 44 feet-4 inches in height. Due to its close proximity to the CTA - Elevated Train Station, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for four (4) vehicles, located at grade level off the Public Alley, at the rear of the property

**NO. 19097-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-147**

Common Address: 3901-03 N Lincoln Ave

Applicant: 3901 Lincoln Flats LLC

Owner: 3901 Lincoln Flats LLC

Attorney: Law Office 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 renovation and physical expansion of the existing three-story mixed-use building - into a four - story mixed-use building. The proposal calls for the erection of a one-story vertical addition and a four-story rear addition. Upon completion, the newly renovated and expanded building will contain commercial/retail space (2,800 sf approx.) at grade level and twelve (12) dwelling units - above (Floors 2 thru 4). The newly renovated and expanded building will be masonry and glass in construction and measure 44 feet 4 inches in height. Due to its close proximity to the CTA - Elevated Train Stations, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for six (6) vehicles, located at grade level - off the Public Alley, at the rear of the property.

**NO. 19108-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-158**

Common Address: 1630 W Wilson Ave, 1618-1632 W Wilson Ave and 4601-4607 N Paulina St

Applicant: Saxony Wilson LLC

Owner: Saxony Wilson LLC

Attorney: Andrew Scott

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-6 Residential Multi Unit District

Purpose: The applicant is considering redeveloping the building with approximately 24 dwelling units and 18 parking spaces. The building is about 59 feet in height.

**NO. 19104-T1 (46<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-154**

Common Address: 4654 N Sheridan Road

Applicant: Sarah's Circle an Illinois Not for Profit corporation

Owner: Mariana Turlakova

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: B3-3 Community Shopping District to B2-5 Neighborhood Shopping District

Purpose: The applicant is filing this rezoning as an elective Type 1 application . The property will be developed with a six-story building with 38 single room occupancy units, 50 temporary overnight shelter beds and approximately 1,900 square feet of commercial/office space. One parking space will be provided. The height of the building is approximately 60.5 feet applicant will request relief for the temporary overnight shelter beds and building height.

**NO. 19084 (45<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-134**

Common Address: 5150 N Northwest Hwy

Applicant: LSC Development, LLC

Owner: LSCD of Jefferson Park LLC

Attorney: Matthew G Homes, Storino, Ramello & Durkin

Change Request: B1-1 Neighborhood Shopping District to B3-5 Community Shopping District then to a Planned Development

Purpose: Sub-Area A, representing the northern 33,768 square feet of the subject property, will be developed as a five (5) story, approximately 133,000 gross square foot residential storage warehouse of approximately 75 feet in height. The facility will be improved with 7 outdoor parking spaces. The remainder of the Subject Property (Sub-Area B) will be developed for multi-unit residential use.

**NO. 19102 (45<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-152**

Common Address: 5351-5391 N Milwaukee Ave

Applicant: Marino Properties LLC

Owner: Marino Properties LLC

Attorney: Stephen Schuster

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

Purpose: The sole member of Owner operates Uptown Motors, Inc. d/b/a Marino Chrysler Jeep Dodge automobile dealership (the "Operator"), and Owner and Operator desire to develop a new automobile sales and service facility along with outdoor on-site parking and inventory space for both new and pre-owned vehicles. The approximate number of parking spaces, square footage of commercial building space and height of the building are to be determined after and it the zoning change ordinance is approved. This is due the process by which automobile manufacturers direct their dealers on what to develop for each individual location. An automobile manufacturer typically does start the negotiation process or development process with a dealer until final zoning is in place. Development plans, parking spaces, building square footage and height will be in compliance with code

**NO. 19095 (44<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-145**

Common Address: 3334 N Southport Ave

Applicant: Harris Properties LLC

Owner: Harris Properties LLC

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is seeking to amend the previously approved Zoning Map Reclassification in order to redevelop the subject property with a new four-story mixed-use building, pursuant to a new set of architectural plans. The new proposed building will contain commercial/retail space (3,131 square feet) - at grade level, and nine (9) dwelling units - above (Floors 2 thru 4). The new proposed building will be masonry and glass, in construction, and measure 46 feet-0 inches in height. Due to its close proximity to the CTA - Elevated Train Station, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite (interior) parking for three (3) vehicles, located at grade level - off the Public Alley, at the rear of the property

**NO. 19106 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-156**

Common Address: 110 N Wacker  
Applicant: HH Wacker Acquisition Company LLC  
Owner: HH Wacker Acquisition Company LLC  
Attorney: John George  
Change Request: DC-16 Downtown Core District to a Waterway Business Planned Development  
Purpose: a 52 story 800 foot tall office building with retail on the ground floor and 150 on site parking spaces

**NO. 19087 (38<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-137**

Common Address: 5731 W Montrose Ave  
Applicant: Lucila and Jorge Burbano  
Owner: Lucila and Jorge Burbano  
Attorney: Law Office of Mark Kupiec & Associates  
Change Request: RS3 Residential Single-Unit (Detached House) District to B2-1 Neighborhood Mixed-Use District  
Purpose: To establish a tax preparer's office within the existing commercial unit located on the ground floor of the existing 2-story building (approx. 1,560 square feet); existing 1 dwelling unit on the upper floor to remain; existing 2 parking spaces; 2-story, existing height - no change proposed

**NO. 19101 (37<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-151**

Common Address: 4218 W Potomac  
Applicant: Juan and Jose Lopez  
Owner: Juan and Jose Lopez  
Attorney: Paul M Rickelman  
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
Purpose: To bring the current 3 unit (1 garden unit) into compliance



**NO. 19093-T1 (35<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-143**

Common Address: 3201 W Belmont

Applicant: Tullamore Management LLC

Owner: Tullamore Management LLC

Attorney: Law Office of Samuel VP Banks Associates

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

Purpose: The Applicant is proposing to develop the subject property with three (3) new three-story buildings. Each building will contain three (3) dwelling units. The proposed residential buildings will be masonry construction. One of the proposed buildings will be 39 feet in height. The two (2) other buildings will be 37 feet in height. The proposed development qualifies as a Transit Oriented Development and therefore no on-site parking is proposed.

**NO. 19096 (30<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-146**

Common Address: 2938 N Hamlin

Applicant: Michael Fairman 2009 Gift Trust

Owner: Michael Fairman 2009 Gift Trust

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

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

Purpose: After rezoning the building will have a total of three dwelling units with three parking spaces

**NO. 19098-T1 (30<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-148**

Common Address: 3856 W Diversey Parkway; 2807 N Springfield Ave

Applicant: 3856 W Diversey LLC

Owner: 3856 W Diversey LLC

Attorney: Lawrence Lusk

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

Purpose: 8 Residential Units, No parking Spaces, no commercial space will remain. No increase in building size is proposed. 25 feet existing

**NO. 19083-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**

**DOCUMENT #O2017-133**

Common Address: 1448 W Erie St

Applicant: EZMB, LLC

Owner: EZMB, LLC

Attorney: Daniel G Lauer

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

Purpose: The Applicant intends to construct a three story building with roof access, consisting of three (3) residential dwelling units. There will be a three (3) car garage located at the rear of the property. The footprint of the building shall be approximately 20 feet by 75 feet in size and the building shall be 37 feet 10 inches high, as defined by City Code.

**NO. 19088 (27<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**

**DOCUMENT #O2017-138**

Common Address: 878-80 N Milwaukee Ave

Applicant: Domain Group LLC

Owner: Domain Group LLC

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To build a new 5 story, mixed-use building with a retail unit on the ground floor (approximately 1,470 square feet); and 8 dwelling units on the upper floors; 8 parking spaces; height: 55

**NO. 19094 (26<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**

**DOCUMENT #O2017-144**

Common Address: 2649-51 W Huron Street

Applicant: Iain and Elizabeth Johnston

Owner: Iain and Elizabeth Johnston

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicants are seeking a zoning change in order to permit the legal subdivision of the subject property - into two separate and independent zoning lots. Once divided, the Applicants intend that the existing two-story single-family residence, with onsite parking for two vehicles - remain, unchanged. The existing residential building is masonry in construction and measures 20 feet- 0 inches (approx.) in height. The currently vacant portion of the site (new zoning lot) will subsequently be redeveloped with a new single-family residence or a new two (2) unit residential building, which will measure 45 feet-0 inches (or less) in height, and will have onsite parking for at least one (1) vehicle.

**NO. 19091 (25<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-141**

Common Address: 2341 W 23<sup>rd</sup> Place

Applicant: Rebecca Chacon

Owner: Rebecca Chacon

Attorney: Rolando Acosta

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

Purpose: Existing three story building will be remodeled to convert from a three dwelling residential units building to a four unit residential building. The existing two parking spaces to remain and no addition to the existing building is proposed.

**NO. 19103-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-153**

Common Address: 112 S Sangamon Street

Applicant: 112 S Sangamon LLC

Owner: 112 S Sangamon LLC

Attorney: Thomas Raines

Change Request: DS3 Downtown Service District to DX-5 Downtown Mixed-Use District

Purpose: A five story masonry building with 24,000 sf of office space on floors 1-4 and a 3,876 sq ft single dwelling unit with a 1,100 sf open air deck on the fifth floor with a total height 75'10" with one parking space on premises

**NO. 19105 (20<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-155**

Common Address: 63-77 E Garfield Blvd; 5500-5522 S Michigan Ave

Applicant: Brin Life Center, LLC

Owner: See application for list of owners

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: B1-2 Neighborhood Shopping District and RM-5 Multi Unit District to B2-3 Neighborhood Mixed-Use District and then a Planned Development

Purpose: The property will be developed with a new four-story mixed use building with 58 dwelling units and approximately 7,000 square feet of commercial and studio space. There will be 32 parking spaces. The height of the building is approximately 55 feet .

**NO. 19107 (20<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-157**

Common Address: 201-207 E 61<sup>st</sup> Street

Applicant: St. Edmunds Redevelopment Corporation

Owner: St. Edmunds Redevelopment Corporation

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

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

Purpose: the existing one story building will be rehabilitated and occupied for office and commercial uses. There will be no dwelling units on the property. There is no existing parking at the property and no parking will be added the office and retail spaces will occupy the entire building

**NO. 19086 (14<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-136**

Common Address: 4801 S Knox Ave

Applicant: Finishline Auto Exchange

Owner: See Application for Owner

Attorney: Law Office of Mark Kupiec & Associates

Change Request: M1-2 Limited Manufacturing/ Business Park District to M2-3 Light Industry District

Purpose: To establish auto sales (indoor) within the existing building; approximately 10,000 square feet of commercial space; required parking to be provided; existing one story building / existing height - no change proposed

**NO. 19085-T1 (12<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-135**

Common Address: 3340-56 S Justine Street

Applicant: 3357 Justine LLC

Owner: 3357 Justine LLC

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: 16 townhomes with 32 parking spaces; no commercial space; 3 story, height 34'-6"

**NO. 19110 (12<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-160**

Common Address: 2033-2129 W Pershing Rd  
Applicant: President Park LLC  
Owner: President Park LLC  
Attorney: Mara Georges; Richard Toth  
Change Request: Residential Planned Development 934 to C1-3 Neighborhood Commercial District  
Purpose: Continuation of existing commercial uses. No dwelling units. Existing buildings to remain.; approx. 481, 500 sf of commercial space. Approx. 100 parking spaces. The existing height is approximately 80 feet

**NO. 19109 (10<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-159**

Common Address: 9128 S Burley Ave  
Applicant: Claretian Associates Inc  
Owner: Claretian Associates Inc  
Attorney: Robert Gamrath  
Change Request: RS2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District  
Purpose: The applicant desires to use the property as a two flat

**NO. 19082 (7<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-132**

Common Address: 8518 S Manistee  
Applicant: Maryland Group INC  
Owner: Maryland Group INC  
Attorney: Paul Kolpak  
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
Purpose: A 4358 sq ft two story single family home with a detached two car garage. Building height: 23 feet 11 inches from ridge to eave and 25 feet 8.5 inches from grade to ridge. No Commercial space

**NO. 19080 (5<sup>th</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-130**

Common Address: 1600-1620 E 53rd St, 5238-5252 S Cornell St, 1634-1644 E 53rd St, 5247-5255 S Cornell Ave and 5232-5234 S Hyde Park Blvd

Applicant: 1600 E 53<sup>rd</sup> Street, LLC (Sub Area A) 1644 E 53<sup>rd</sup> Street (Sub Area B) and 5232 S Hyde Park Boulevard LLC (Sub Area C)

Owner: 1600 E 53<sup>rd</sup> Street, LLC (Sub Area A) 1644 E 53<sup>rd</sup> Street (Sub Area B) and 5232 S Hyde Park Boulevard LLC (Sub Area C)

Attorney: Vedder Price

Change Request: RM-6.5 Residential Multi Unit District to B3-5 Community Shopping District; B1-5 Neighborhood Shopping District to B3-5 Community Shopping District; and B3-5 Community Shopping District to a Residential Business Planned Development

Purpose: Subarea A: Mixed-use development with maximum 250 dwelling units, residential amenities, approx 10,000 sf of 1<sup>st</sup> floor commercial uses, minimum "173 parking spaces, and maximum height (per Ordinance' definition) of 295 feet. Subarea B and C: Commercial and residential uses, utilizing allowable floor area and density not utilized in Subarea A. Attached site plans depict 16,000 sf of commercial in Subarea B and a 5,000 sqft of residential 6-flat on Subarea C. Both Subareas will have a maximum height of 60 feet (per Ordinance definition) and at least the minimum parking required under the Zoning Ordinance for all constructed improvements.

**NO. 19090 (1<sup>st</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-140**

Common Address: 1824 W Race Ave

Applicant: Lilliana and Jonathan Ortega

Owner: Lilliana and Jonathan Ortega

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicants are seeking a zoning change in order to permit the construction of a new three-story single family residence, with detached two-car garage, at the subject site. The new proposed building will be frame construction, with metal paneling, and measure 38 feet-0 inches (or less") in height

**NO. 19099-T1 (1<sup>ST</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-149**

Common Address: 1701-1703 W Division St.

Applicant: DHK Development Corp.

Owner: DHK Development Corp.

Attorney: Law Office 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 renovation and expansion of the existing four-story mixed-use building. The proposal calls for the erection of a five-story addition, at the rear of the existing four-story building. Once completed, the newly renovated and expanded building will contain commercial/retail space (1,947 square feet approx.) and fourteen (14) dwelling units - above (Floors 2 thru 5). The newly renovated and expanded building will be masonry and glass in construction and measure 65 feet- 3 inches in height. Due to its close proximity to the CTA - Elevated Train Stations, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for seven (7) vehicles, located within grade level of the new five-story addition, at the rear of the property

**NO. 19100 (1<sup>ST</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT #O2017-150**

Common Address: 2025-2037 N Milwaukee Ave; 2018-30 N Campbell

Applicant: Metropolitan Housing Development Corporation

Owner: Lombardo Family Trust dated 9-15-2010

Attorney: Law Office of Samuel VP Banks

Change Request: B3-1 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: The Applicant is seeking to develop the subject property with a new seven (7) story mixed-use building containing 2,664 sq. ft. of retail space at grade, and a total of eighty-eight (88) residential units. The proposed mixed-use building will be masonry construction and incorporate metal facade cladding. The proposed mixed-use building will measure 79 feet 4 inches in height. Eighteen (18) garage parking spaces will be provided onsite. The Applicant is filing this Zoning Amendment application as an elective Planned Development because it is proposing more than 50% of the number of units that would trigger a mandatory Planned Development per Sec. 17-8-0600- A,