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# MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

**TUESDAY, MAY 22, 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. A-8390 (46<sup>th</sup> & 48<sup>th</sup> WARDS) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT NO. O2018-3281**

**Common Address** Please see ordinance for specific boundaries –

**Applicant** Alderman James Cappleman and Alderman Harry Osterman

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

**NO. A-8399 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT NO. O2018-3271**

**Common Address** 50-60 E Randolph

**Applicant** Alderman Brendan Reilly

**Change Request** DX-16 Downtown Mixed Use District to DX-12 Downtown Mixed Use  
District

**NO. A-8397 (26<sup>th</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT NO. O2018-3269**

**Common Address** 2424 W Grand Ave

**Applicant** Alderman Roberto Maldonado

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

**NO. A-8391 (15<sup>th</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT NO. O2018-3266**

**Common Address** 1854 W 59<sup>th</sup> St

**Applicant** Alderman Raymond Lopez

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

**NO. A-8392 (15<sup>th</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT NO. O2018-3267**

**Common Address** 5930 S Hermitage

**Applicant** Alderman Raymond Lopez

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

**NO. A-8393 (15<sup>th</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT NO. O2018-3264**

**Common Address** 5651 S Damen Ave

**Applicant** Alderman Raymond Lopez

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

**NO. A-8394 (15<sup>th</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT NO. O2018-3263**

**Common Address** 5623 S Damen Ave

**Applicant** Alderman Raymond Lopez

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

**NO. A-8395 (15<sup>th</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT NO. O2018-3260**

**Common Address** 5543 S Damen Ave

**Applicant** Alderman Raymond Lopez

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

**NO. A-8396 (15<sup>th</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT NO. O2018-3258**

**Common Address** 5527 S Damen Ave

**Applicant** Alderman Raymond Lopez

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

**NO. 19619 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3183**

**Common Address:** 4119 N Western Ave

**Applicant:** Franklin Holdings LLC Twenty Seventh Series

**Owner:** Franklin Holdings LLC Twenty Seventh Series

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

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

**Purpose:** To demolish the existing building and build a new 4 story, 4 dwelling unit residential building: 4 parking spaces: no commercial space: height 46'-8"

**NO. 19630-T1 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3235**

**Common Address:** 4024 N Lincoln Ave

**Applicant:** SNS Realty Group LLC

**Owner:** Eni Cadena

**Attorney:** Thomas Moore

**Change Request:** B1-1 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

**Purpose:** The applicant seeks to construct a new 4 story mixed use building with commercial on the ground floor. 12 residential units on floors 2 through 4 with 12 interior parking spaces and the building will be 42 feet high.

**NO. 19636 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3529**

**Common Address:** 4531 N Wolcott

**Applicant:** Albany Bank and Trust No. 11-6422

**Owner:** Albany Bank and Trust No. 11-6422

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

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

**Purpose:** The Applicant is proposing to develop the subject property with a new four (4) unit residential building. The proposed building will be masonry in construction. The proposed building will measure 36 feet 8 inches in height. Onsite parking for four (4) cars will be located in a detached garage at the rear of the subject lot.

**NO. 19637-T1 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3577**

**Common Address:** 1952 W Lawrence Ave

**Applicant:** 1952 W Lawrence LLC

**Owner:** 1952 W Lawrence LLC

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

**Change Request:** B1-3 Neighborhood 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 four-story vertical addition above the existing one-story (with basement) building, at the subject site. The newly renovated and expanded building will contain commercial/ retail space (5,437 square feet) - between the basement and 1<sup>st</sup> Floor, and a total of twelve (12) dwelling units - above (2<sup>nd</sup> thru 5<sup>th</sup> Floors). The subject property is located less than 1,320 linear feet from the entrance to the Damen 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 three (3) vehicles, located within the interior of the Floor, with an entrance off of the Public Alley running along the rear of the site. The newly renovated and expanded building will be masonry in construction and measure 59 feet-4 inches in height.

**NO. 19642-T1 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3790**

**Common Address:** 1637 W Addison St

**Applicant:** Jonathon Smith

**Owner:** Jonathon Smith

**Attorney:** Ximena Castro

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

**Purpose:** The subject property measures 4,125 square feet, and is currently improved with a two story residential building containing two residential dwelling units, a two-car detached garage, and one paved parking space. The Applicant proposes to rezone the property to allow for the conversion of the existing two residential dwelling unit building to a three residential dwelling unit building with the new residential dwelling unit to be located in the basement and for a three-story rear building addition. No change in parking is proposed. The height of the building will be 34 feet and 1 inch.

**NO. 19616 (45<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3178**

**Common Address:** 5150 N Northwest Hwy

**Applicant:** FCC NW Highway, LP an IL limited partnership

**Owner:** LSCD Of Jefferson Park

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

**Change Request:** Planned Development 1371 to Planned Development 1371, as amended

**Purpose:** The property will be developed in 2 Sub Areas , Sub Area A has been approved for development as a 5-Story, approximately 133,000 square foot residential storage warehouse of approximately 75 feet in height. Subarea B will be developed with a 75-unit residential building, approximately 5,500 .square feet of commercial space, and 40 parking spaces. The building height per Section 17-17-0311 of the Zoning Ordinance will not exceed 76'8".

**NO. 19627-T1 (44<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3196**

**Common Address:** 957 W Grace St

**Applicant:** 957 Grace Acquisitions, LLC, a Delaware LLC

**Owner:** Jewish Council for Youth Services

**Attorney:** Thomas Moore

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

**Purpose:** Applicant seeks to construct a new 4-story, 40 dwelling unit building with 20 parking spaces and a building height of 48 feet and no commercial. The subject property is located 1,040 feet (within the required 1,320 feet) of the Metra train station entrance so we will seek the Transit Serve Location (TSL) in order to reduce 50% of the required parking from 40 to 20 parking spaces and the reduced Minimum Lot Area per Unit (MLA) of 300 square feet applicable to Transit Serve Location

**NO. 19641-T1 (44<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3788**

**Common Address:** 3404-3412 N Sheffield Ave

**Applicant:** 3406 Sheffield LLC

**Owner:** 3406 Sheffield LLC

**Attorney:** Richard Toth and Mara Georges, Daley & Georges

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

**Purpose:** A mixed use, 3-story building with first floor commercial space(s) and two dwelling units. Approximately 2,159 sf commercial space. No parking spaces. (Type 1 application to reduce parking.) Building height approximately 33'-11".

**NO. 19646 (44<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3796**

**Common Address:** 821 W Oakdale Ave

**Applicant:** Kevin Vaez

**Owner:** Kevin Vaez

**Attorney:** Gordon & Pirkarski

**Change Request:** RM4.5 Residential Multi-Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The property will be used as 4 residential dwelling units with no commercial. The property will continue to provide 3 parking spaces and reach a height of 37; feet 11 inches as defined in the ordinance.

**NO. 19648-T1 (44<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3798**

**Common Address:** 3469-3475 N Clark Street

**Applicant:** MR Clark 3473 Operating LLC

**Owner:** MR Clark 3473 Operating LLC

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

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

**Purpose:** In and around September 2016 and - again, in December 2017. the Applicant obtained a Zoning Map Reclassification, pursuant to a Type I Application, in order to rehabilitate the existing four-story building, and to erect a new five-story addition - on the adjacent vacant lots, in order to locate and establish a new hotel, with retail tenancy, at the subject property. Subsequent to final approval and ratification of the Zoning Map Reclassification Ordinances, and based on the new commercial tenancy for the existing hotel building, the Applicant had to modify its plans, to provide for the location and establishment of a new outdoor grade-level patio, which will operate in conjunction with a new restaurant to be located within the newly rehabilitated hotel building. The new patio will be situated on the vacant two lots, adjacent to the existing four-story hotel building. In order to permit this proposal, the Applicant is seeking to amend the previously approved Type I Zoning Map Reclassification, in order to substitute the new set of architectural plans for the previously approved plans, which were approved and ratified with the previous Type 1 Zoning Map Reclassification. Once rehabilitated, the existing four-story building will contain a hotel lobby (1,762 square feet) and a single retail space (1,476 square feet) - at grade level, and twenty-one (21) hotel rooms (units) - above (Floors 2 thru 4). There will be an outdoor deck, for guests of the hotel, located above the 4<sup>th</sup> Floor. No onsite parking is required or proposed, for the new development. The existing four-story building is masonry in construction and measures 66 feet-6 inches in height.

**NO. 19626-T1 (40<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3190**

**Common Address:** 5301-5309 N Kedzie Ave

**Applicant:** Jonathan Lunn

**Owner:** Nelson-Harkins Industries, Inc.

**Attorney:** Thomas Moore

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

**Purpose:** Applicant seeks to demolish the existing single story manufacturing facility with one single family residential home and no parking in order to construct a new 102,955 square foot storage facility building with a height of 53 feet and 4 inches, no residential and 5 parking spaces



**NO. 19622-T1 (34<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3186**

**Common Address:** 12345 South Halsted St

**Applicant:** Jimmie Higgins

**Owner:** Six Grands Corp DBA Halsted Bowl

**Attorney:** Lewis Powell III

**Change Request:** C1-1 Neighborhood Commercial District to B3-5 Community Shopping District

**Purpose:** To allow the existing 16,018 sq.ft. facility with then on site parking spaces and one loading berth to become a funeral home

**NO. 19620 (33<sup>RD</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3184**

**Common Address:** 3016 N Troy

**Applicant:** Timothy Friese

**Owner:** Peter Kaplan

**Attorney:** Fred Agustin

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

**Purpose:** The property is currently improved with an illegal 3-flat. The plan is to de-convert the illegal 3-flat down to a 2-flat that will be in conformance with the Chicago Zoning Ordinance. There will be at least two (2) parking spaces located at the rear of the property

**NO. 19638-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3629**

**Common Address:** 3215 W Lawrence and 4743 N Sawyer Ave

**Applicant:** Spiro Arsenis

**Owner:** Spiro Arsenis

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

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

**Purpose:** The Applicant is seeking a zoning change in order to permit the preservation, renovation and reuse of the existing six-story (with basement) storage building, at the subject site (3215 West Lawrence). The newly renovated building will contain commercial/retail space (2,000 square feet approx.) - at grade level, and twenty-seven (27) dwelling units - above (2<sup>nd</sup> thru 6<sup>th</sup> Floors). There will be a Community Room (1,850 square feet) located in the basement, as well as residential amenity space located in the basement and on the Floor. The renovation plan also calls for the erection of an outdoor amenity space ('roof deck'), for residential tenants, above the 6<sup>th</sup> Floor. The subject property is located on a Pedestrian Street, less than 2,640 linear feet from the entrance to the Kimball CTA Station, and -therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, the Applicant is seeking a reduction in the required parking by 55% - from twenty-seven (27) to twelve (12) vehicular parking spaces. Those twelve (12) proposed vehicular parking spaces will be located on the presently vacant lot (4743 North Sawyer). The newly renovated building will be masonry in construction, with glass and metal/iron accents, and measure 68 feet-2 inches in height.

**NO. 19639-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3779**

**Common Address:** 3024 W Irving Park Road

**Applicant:** 3024 W Irving Park LLC

**Owner:** 3024 W Irving Park LLC

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

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

**Purpose:** The Applicant is seeking a zoning change to permit a new four-story mixed-use building, with retail at grade and three (3) dwelling-units above. Four (4) onsite, surface parking spaces will be located at the rear of the subject property. The new building will be masonry in construction, and measure 48 feet-11 inches in height.

**NO. 19635-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3411**

**Common Address:** 1737-1741 N Western Ave

**Applicant:** 1741 N Western Ave. Acquisitions LLC

**Owner:** 1741 N Western Ave. Acquisitions LLC

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

**Change Request:** B2-5 Neighborhood Mixed Use District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The Applicant is proposing to develop the subject property with a new four-story residential building. The proposed building will contain twenty-five (25) dwelling units. Onsite garage parking for seven (7) cars will be provided. Twenty-eight (28) onsite bicycle spaces will be provided. One (1) loading berth will be provided within the proposed building. The proposed building will measure 49 feet 11 inches in height. The proposed development qualifies as a Transit Orient Development because it is located within 1,020 linear feet of the Western Ave. Blue Line Station. All three (3) ARO units will be provided within the proposed building. Four (4) of the proposed dwelling units will be handicapped accessible

**NO. 19645 (31<sup>st</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3795**

**Common Address:** 5200-06 W Belmont Ave

**Applicant:** Migert Lumani

**Owner:** Migert Lumani

**Attorney:** Gordon & Pirkarski

**Change Request:** B2-1 Neighborhood Mixed Use District to C2-2 Motor Vehicle Related District

**Purpose:** the applicant will maintain the existing building and parking for auto repairs and sales. No residential is proposed. The existing square footage and height of the building will remain

**NO. 19633 (29<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3352**

**Common Address:** 5827 W Madison St.

**Applicant:** A-1 Car Wash & Detailing, Inc., and IL Corp

**Owner:** Aida Diaz

**Attorney:** Scott Borstein, Neal & Leroy

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

**Purpose:** Carwash facility. No exterior changes to the existing one-story structure are proposed.

**NO. 19647 (28<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3797**

**Common Address:** 2600 W Ogden Ave; 1347-1425 S Fairfield; 2702-24 W 14<sup>th</sup> St; 1256-1368 S Talman Ave, 1257-1411 S Washtenaw Ave, 1348-1412 S Fairfield Ave, 1355-1365 S Talman Ave, 2604-2726 W Ogden Ave and 2703-2724 W 14<sup>th</sup> St

**Applicant:** The Habitat Company LLC

**Owner:** Mount Sinai Medical Center

**Attorney:** Scott Borstein

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-3 Community Shopping District and B3-3 Community Shopping District to a Residential Business Planned Development

**Purpose:** A new mixed use development with commercial, retail, hotel and residential uses, including affordable housing, within 2-5 story buildings with a capacity for approximately 384 residential units and 547 parking spaces and approximately 500,000-600,000 square feet of total development.

**NO. 19625-T1 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3189**

**Common Address:** 1156-60 W Ohio St

**Applicant:** Kenneth Bratko

**Owner:** Chicago Title Land Trust Co. #99-8192 Dated March 4, 1999

**Attorney:** Thomas Moore

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

**Purpose:** Applicant seeks to rezone the vacant lot in order to build a 4 story, 8 residential dwelling unit building 49 feet 3 inches in height with 8 parking spaces based on prior passage from B2-3 Type-1 revision to the Type-1 narrative and plans.

**NO. 19634 (26<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3399**

**Common Address:** 2539-41 W Walton St

**Applicant:** Mitchell Tolar

**Owner:** Mitchell Tolar

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

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

**Purpose:** The Applicant is seeking a zoning change to permit the subdivision of the subject property into two separate and independent zoning lots. The existing two-story (with basement) residential building and detached two-story coach house at the newly created east zoning lot (i.e. 2539 West Walton) will remain without change. The resulting lot at 2541 West Walton will be improved with a new three-story. The new proposed three-story building for the west zoning lot will contain a total of three (3) residential units, and three (3) onsite, surface parking spaces at the rear of the subject. The new building will be masonry in construction, and measure approximately 37 feet-0 inches in height.

**NO. 19643 (26<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3791**

**Common Address:** 1448 N Avers Ave

**Applicant:** Niko Pendavinji

**Owner:** Niko Pendavinji

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

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

**Purpose:** The Applicant is seeking a zoning change to permit a new three-story residential building at the subject property. The proposed building will contain three (3) residential units. Three (3) parking spaces will be located at the rear of the subject lot. The new building will be masonry in construction, and measure approximately 38 feet in height.

**NO. 19632 (25<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3238**

**Common Address:** 123-27 W 19<sup>th</sup> St; 1900 -34 S Clark St; 122-128 S Cullerton

**Applicant:** MRR 1900 Clark LLC

**Owner:** MRR 1900 Clark LLC

**Attorney:** Michael Ezgur

**Change Request:** C2-5 Motor Vehicle Related Commercial District to B2-5 Neighborhood Mixed Use District

**Purpose:** The subject property consists of 28,911 square feet of land, and is currently improved with a seven-story building containing ground floor commercial space, 34 residential dwelling units above the ground floor, 51 parking spaces and no loading berth. The Applicant proposes to rezone the property to allow for the addition of 3 live/work units on the ground floor. No additions or modifications of the exterior of the existing building are proposed. No change to the height of the building or parking is proposed.

**NO. 19631 (23<sup>RD</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3237**

**Common Address:** 5114-16 S Pulaski Road

**Applicant:** Roger Keaton

**Owner:** Roger Keaton

**Attorney:** Gordon & Pirkarski

**Change Request:** B3-3 Community Shopping District to C2-1 Motor Vehicle Related Commercial District

**Purpose:** A car wash providing approximately 28 parking spaces, 5,040 square feet of commercial space and a height of approximately 30 feet

**NO. 19621-T1 (15<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3185**

**Common Address:** 4522-28 South McDowell Ave

**Applicant:** Roland Kulla Trust

**Owner:** Roland Kula Trust

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

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

**Purpose:** To allow an artist live work space within the existing building; approximately 1,000 square feet of commercial space; existing 2-car garage no change proposed; existing dwelling unit will remain; existing 2-story / existing height 22 feet - no change proposed

**NO. 19644-T1 (15<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3793**

**Common Address:** 1811-13 W 63<sup>rd</sup> St

**Applicant:** Davoincea's Enterprise

**Owner:** Jehad Ashkar

**Attorney:** Rolando Acosta

**Change Request:** RS3 Single Unit (Detached House) District to B1-2 Neighborhood Shopping District

**Purpose:** The subject property comprises of 7,068.6 square feet, and is currently improved with a two-story -building with ground floor commercial space, two residential dwelling units on the upper floor, two parking spaces, and no loading. The Applicant proposes to rezone the property to allow a retail use for an ice cream store and sweet shop in the vacant ground floor of 1811 West 63rd Street. The existing commercial use at 1813 W. 63rd Street, the two residential dwelling units and two parking spaces will remain. There will be no change to the loading or height of the building.

**NO. 19614-T1 (11<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3176**

**Common Address:** 2996 S Archer

**Applicant:** Archer Development LLC

**Owner:** Archer Development LLC

**Attorney:** Thomas Murphy

**Change Request:** B1-1 Neighborhood Shopping District to C1-3 Neighborhood Commercial District

**Purpose:** Wholesale lighting business on first floor of 2425 square feet, 2 parking spaces at rear within building, office on second floor of 2425 square feet, one duplexed dwelling unit on third and fourth floors of 4850 square feet, total 9700 square feet Bldg height 46 feet.

**NO. 19615-T1 (11<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3177**

**Common Address:** 3040-52 S Gratten

**Applicant:** Thomas M Doyle Builders

**Owner:** Benton House Over 21 Committee, NFP

**Attorney:** Paul Kolpak

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

**Purpose:** To construct a single family home on vacant lot at 3040 S Gratten Ave. The existing building at 3052 S Gratten Ave will remain the same. The height of the new building will be 24 feet 9 inches. There will be two (2) car garage. No commercial space.

**NO. 19618 (11<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3181**

**Common Address:** 2955 S Archer Ave

**Applicant:** Thomas Cervantes

**Owner:** Thomas Cervantes

**Attorney:** Loius Weinstock

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

**Purpose:** New construction of a 3,172.5 square feet, three story, 36 feet and 6 inches tall existing building, with three new parking spaces and no commercial space

**NO. 19628-T1 (11<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3218**

**Common Address:** 3132 S Lituania

**Applicant:** Cloud Property Management

**Owner:** Cloud Property Management

**Attorney:** Thomas Moore

**Change Request:** RS3 Single Unit (Detached House) District to RM6 Residential Multi Unit District

**Purpose:** Applicant seeks to build 2 additional stories on an existing 2 story building for a total of 4 stories with 7 dwelling units. 6 parking spaces and a total building height of 50 feet.

**NO. 19624 (6<sup>TH</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3188**

**Common Address:** 7918-7920 S Rhodes

**Applicant:** 7920 S Rhodes LLC

**Owner:** 7920 S Rhodes LLC

**Attorney:** Daniel Lauer

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

**Purpose:** The zoning change is needed on the existing 8 unit building to legalize the two basement apartments. The building currently exceeds the max floor area ratio allowed under the current zoning district. The footprint and height at the property will not change

**NO. 19640 (2<sup>ND</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3787**

**Common Address:** 744-758 W North Ave; 1601-1611 N Halsted Ave

**Applicant:** SB/CA 750 North LLC

**Owner:** Steppenwolf Theatre Company and Steppenwolf Foundation

**Attorney:** Richard Toth and Mara Georges, Daley and Georges

**Change Request:** B3-2 Community Shopping District to B3-5 Community Shopping District and B3-5 Community Shopping District to a Residential Business Planned Development

**Purpose:** A new 8-story, 94' building with 92 dwelling units, approximately 2,688 sf of new commercial space, and 10 parking spaces. The existing 4-story retail and office building will remain.

**NO. 19617 (1<sup>ST</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3180**

**Common Address:** 830 N Ashland Avenue

**Applicant:** Edith Diaz

**Owner:** Neema Bayran MD

**Attorney:** Thomas S Moore

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

**Purpose:** The applicant seeks to establish a micro blading business in order to obtain a body art services license in an existing medical facility.



**NO. 19623 (1<sup>st</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3187**

**Common Address:** 3047-51 W Armitage Ave

**Applicant:** Variable Properties LLC

**Owner:** Ramon Zepeda ad Merida Rua

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

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

**Purpose:** To demolish the existing buildings and build a new 4 story building with a live/work unit on the ground floor (approx. 640 square feet of commercial space and 8 dwelling units on the upper floors; 9 parking spaces: height 53'-

**NO. 19629 (1<sup>st</sup> WARD) ORDINANCE REFERRED (4-18-18)**  
**DOCUMENT #02018-3227**

**Common Address:** 1604-08 W Chicago Ave

**Applicant:** Chicago Avenue Hospitality

**Owner:** Evenlight, INC

**Attorney:** Thomas Raines

**Change Request:** B1-2 Neighborhood Shopping District to B3-1Community Shopping District

**Purpose:** Applicant operates a restaurant with an incidental use liquor license and wishes to obtain a public place of amusement license, which requires re-zoning the property to a B 3-1 zoning designation. The public place of amusement license will be used to allow for an in-house DJ only, with no cover charge, no outside promoters, and no dance floor. Applicant does not intend to make physical changes to the property, including height, dwelling units, or number of parking spaces. The property has 5900 feet of useable space and is 15 feet in height. No current parking spaces