

# Meeting Of The Committee on Zoning Landmark & Building Standards

TUESDAY, APRIL 26, 2016 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 Numerical Order  
According to Ward

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**TAD-544 (14<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT # O2016-1675**

Amendment of Municipal Code Section 17-4-0207 by **modifying use table and standards to include medical cannabis dispensing organizations within commercial districts**

**NO. A-8216 (15<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT # O2016-1711**

**Common Address:** 2438-40 W 47<sup>th</sup> Street

**Applicant:** Alderman Raymond Lopez

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

**NO. A-8217 (19<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT # O2016-1713**

**Common Address:** 3116 W 111<sup>th</sup> Street

**Applicant:** Alderman Matt O'Shea

**Change Request:** B1-1 Neighborhood Shopping District to B1-1.5 Neighborhood Shopping District

**NO. A-8218 (26<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT # O2016-1714**

**Common Address:** 2701-07 West Division St.

**Applicant:** Alderman Roberto Maldonado

**Change Request:** B1-1 Neighborhood Shopping District to B3-3 Community Shopping District

**NO. A-8219 (26<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT # O2016-1716**

**Common Address:** 2119-37 W Erie St.

**Applicant:** Alderman Roberto Maldonado

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

**NO. A-8214 (44<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT # O2016-1650**

**Common Address:** Clark Street from Diversey (2800 N) to Wellington (3000 N)

**Applicant:** Alderman Thomas Tunney

**Change Request:** To be designated as a Pedestrian Retail Street

**NO. A-8220 (45<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT # O2016-1719**

**Common Address:** 5140-90 N Northwest Hwy  
**Applicant:** Alderman John Arena  
**Change Request:** M1-1 Limited Manufacturing/ Business Park District to B1-1 Neighborhood Shopping District

**NO. 18675 T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1600**

**Common Address:** 1346 W Erie St.  
**Applicant:** 1806 W Belmont LLC  
**Owner:** 1806 W Belmont LLC  
**Attorney:** Law Office of Mark Kupiec & Associates  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District  
**Purpose:** To build a new 4 story, single family house; 1 parking space; height 42'

**NO. 18681 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1606**

**Common Address:** 1516 W Huron St.  
**Applicant:** Edyta and Andrzej Rogowski  
**Owner:** Edyta and Andrzej Rogowski  
**Attorney:** Law Office of Mark Kupiec & Associates  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District  
**Purpose:** To demolish the existing building and build a new 4 story, 3 dwelling unit residential building; 3 parking spaces; not commercial space; 4 story, height 44'-11"

**NO. 18684-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1609**

**Common Address:** 1317-1335 N Western Ave

**Applicant:** Gibbons Construction LLC

**Owner:** Gibbons Construction LLC

**Attorney:** Thomas Moore

**Change Request:** C2-2 Motor Vehicle related Commercial District to B2-3 Neighborhood Mixed-Use District

**Purpose:** To construct a new 5 story, 39 dwelling unit building with no commercial space. There will be 32 parking spaces and one 10 x 25 x 14 loading berth. The height of the building will be 60 feet

**NO. 18694-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1619**

**Common Address:** 2529-2537 W Fullerton Ave

**Applicant:** Fullerton Properties LLC

**Owner:** Fullerton Properties LLC

**Attorney:** Law Office 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 in order to permit the construction of a new six-story mixed-use building, at the subject site. The new proposed building will contain approximately 2,380 square feet of commercial/office space, at grade level, with nineteen (19) dwelling units above (Floors 2 thru 6). There will also be nineteen (19) interior parking spaces, located at grade level. The new proposed building will be masonry in construction, with glass accents, and measure 65'-0" in height

**NO. 18705(1<sup>st</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1630**

**Common Address:** 1300-02 N Claremont Ave/ 2334-44 W Potomac Ave

**Applicant:** Claremont Condos LLC

**Owner:** Claremont Condos LLC

**Attorney:** Rolando Acosta

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

**Purpose:** Construct a 4 story 47 ft tall building containing 8 residential dwelling units and 8 parking spaces

**NO. 18692 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1617**

**Common Address:** 1620 W Pierce

**Applicant:** Natalie Boitchouk

**Owner:** Natalie Boitchouk

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

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

**Purpose:** The Applicant is proposing to permit a one-story rear addition to the existing three-story single family home at the subject property. The existing single family home will otherwise remain without change. The existing building height will remain without change. Two (2) onsite garage parking spaces will remain located at the rear of the subject lot.

**NO. 18696-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1621**

**Common Address:** 1415 W Walton Street

**Applicant:** Walter Tech

**Owner:** David Eisenberg

**Attorney:** Dan Lauer

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

**Purpose:** The Applicant intends to construct a 3 ½ story, three dwelling unit building with basement. The Footprint of the building will be 19 feet by 76 feet 1 inch in size and the height of the building shall be 44 feet 11 inches

**NO. 18704 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1629**

**Common Address:** 100-10 W Huron St; 710 N Clark

**Applicant:** AP 100 W Huron Property LLC

**Owner:** 710 N Clark St. LLC/ AP 100 W Huron Property LLC

**Attorney:** Rolando Acosta

**Change Request:** DX-7 Downtown Mixed Use District to a Business Planned Development

**Purpose:** Seventeen-story (180.1 ft) building containing a maximum of 200 hotel rooms, ground floor retail space of approximately 5,150 sq.ft., no parking and one loading berth and an approximately 2,000 sq.ft. existing restaurant

**NO. 18686 (9<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1611**

**Common Address:** 401 East 103<sup>rd</sup> Street

**Applicant:** Sun Park

**Owner:** Sun Park

**Attorney:** Gordon & Pikarski

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

**Purpose:** The applicant will use the existing approximately 6,125 sq.ft. building as a resturtarunt. The building will maintain the existing onsite parking and height

**NO. 18688 (20<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1613**

**Common Address:** 6731 S St. Lawrence

**Applicant:** Chris Amatore

**Owner:** Chris Amatore

**Attorney:** Gordon & Pikarski

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

**Purpose:** the property will be used as two residential dwelling units. Two onsite parking spaces will be provided for the project. No commercial space is proposed by the project. The building will maintain its existing height

**NO. 18715-T1 (24<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1640**

**Common Address:** 4352 W Flournoy St

**Applicant:** Manal Masa

**Owner:** Manal Masa

**Attorney:** Gordon & Pikarski

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

**Purpose:** The property will be improved with a one story, 2,400 sq.ft. commercial strip mall. No dwelling units are proposed. The proposed building will be 16 feet 2 inches in height. The project will provide seven on-site parking spaces

**NO. 18713 (25<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1638**

**Common Address:** 1823 S Carpenter St.  
**Applicant:** 1823 S Carpenter LLC  
**Owner:** 1823 S Carpenter LLC  
**Attorney:** Thomas Moore  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District  
**Purpose:** In order to allow for the construction of 2 residential dwelling units with a 2 car detached garage

**NO. 18700 (25<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1625**

**Common Address:** 2108 W 18<sup>th</sup> Place  
**Applicant:** Ascher LLC  
**Owner:** Ascher LLC  
**Attorney:** Rolando Acosta  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-4.5 Multi Unit District  
**Purpose:** Construct a three and a half story, 38 foot tall building containing three residential units and three parking spaces

**NO. 18702 (25<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1627**

**Common Address:** 1708-12 W Cermak Road  
**Applicant:** Ascher LLC  
**Owner:** Ascher LLC  
**Attorney:** Rolando Acosta  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** Construct a 4 story, 46 foot tall building containing 24 residential dwelling units and 24 parking spaces

**NO. 18711 (26<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1636**

**Common Address:** 1501-1505 N Fairfield Ave

**Applicant:** 2315 Kenneth LLC

**Owner:** 2315 Kenneth LLC

**Attorney:** William JP Banks, Schain Banks

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

**Purpose:** To allow for the proposed construction of a 3 story building with 6 residential dwelling units with 6 parking spaces

**NO. 18691-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1616**

**Common Address:** 863 N Orleans St

**Applicant:** Blitz Lake 3d LLC; TJ Tully LLC; Eric Rothner

**Owner:** Blitz Lake 3d LLC; TJ Tully LLC; Eric Rothner

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

**Change Request:** C1-2 Neighborhood Commercial District to C1-5 Neighborhood Commercial District

**Purpose:** The Applicants are seeking a zoning change in order to permit the construction of a new six-story office/retail building, at the subject site. The new proposed building will contain approximately 3,700 square feet of retail space at grade level. With approximately 11,700 square feet of office space, located on each of Floors 2 thru 6. Due to its immediate proximity to the Chicago (Brown Line) CTA Station, and pursuant to the Transit Oriented Development Ordinance, as amended, the new proposed building will contain a total of thirty-two (32) interior parking spaces, between the lower level (basement) and grade level. The new proposed building will be glass, masonry and steel, in construction and will measure 76'-0" in height.

**NO. 18693-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1618**

**Common Address:** 1107 W Fulton Market

**Applicant:** 1105 W Fulton LLC

**Owner:** 1105 W Fulton LLC

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

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

**Purpose:** The Applicant is seeking a zoning change in order to permit the rehabilitation of the existing (non-conforming) four-story building - including the reconfiguration of the existing interior floor/ceiling ratios, the erection of new front facade. And the construction of a new one-story vertical addition. After the rehabilitation and completion of the proposed one-story addition, the newly remodeled building will contain five-stories of commercial/retail/office space. There will be a total of approximately 16,218 square feet of commercial/retail/office space, located between Floors 1 thru 5. There will be no on-site parking available at the property. The building, and the proposed addition, will be masonry in construction and measure 64'-0" in height.

**NO. 18703-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1628**

**Common Address:** 715-17 N Milwaukee Ave/ 701-09 N Morgan/ 963-65 W Huron St.

**Applicant:** Contemporary Concepts

**Owner:** 713-15 N Milwaukee LLC

**Attorney:** Rolando Acosta

**Change Request:** C1-3 Neighborhood Commercial District to B2-5 Neighborhood Shopping District

**Purpose:** six story, 65 ft in height mixed se building containing 25 residential dwelling units approximately 1,500 sq.ft. retail/ commercial space on the ground floor, thirteen parking spaces and no loading berth

**NO. 18708 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1633**

**Common Address:** 1520-1532 N Wells St.; 1513-1523 N Wieland Ave

**Applicant:** Wellstell LLC

**Owner:** See application for List of Owners

**Attorney:** Katriina McGuire

**Change Request:** B3-5 Community Shopping District and RM-5 Multi Unit District to B3-5 Community Shopping District and then to a Residential Business Planned Development

**Purpose:** The project consists of three development sites. Sub Area A (1520-30 N. Wells Street), will be developed with a 154 foot tall 190 key hotel and commercial building with 45 parking spaces. Sub Area B (1513-1523 N. Weiland Street) will be developed with 4 single family homes, not to exceed 47 feet in height with 2 parking spaces for each home Sub Area C (1532 N. Wells) is an existing 2-story retail structure with one dwelling unit that will remain

**NO. 18678 (29<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1603**

**Common Address:** 5815-5819 W North Ave

**Applicant:** Leszek Wiszniewski

**Owner:** Leszek Wiszniewski

**Attorney:** Thomas Moore

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

**Purpose:** Applicant proposes to use the subject property in order to allow for the fabrication in the building and rear outdoor storage of granite and stone in connection with his commercial contracting business

**NO. 18680 (30<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1605**

**Common Address:** 3428-30 N Lawndale Ave

**Applicant:** Krystyna and Tadeusz Kawula

**Owner:** Krystyna and Tadeusz Kawula

**Attorney:** Law Office of Mark Kupiec & Associates

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

**Purpose:** To demolish the existing building and build a new 3 story, 6 dwelling unit residential building; 6 parking spaces; no commercial space; 3 story, within the max height of 45 feet

**NO. 18690-T1 (30<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1615**

**Common Address:** 5525 W Diversey

**Applicant:** 5525 West Diversey Housing Development LLC

**Owner:** Long Grove Development Corp

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

**Change Request:** B3-1 Community Shopping District and RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The Applicant is seeking to redevelop the subject property with a new three-story residential building containing 98 dwelling units and 45 onsite parking spaces. 19 of the proposed residential units will qualify as efficiency units. The proposed building will be masonry construction and measure 38'-1 1" in height. One loading berth will be provided onsite.

**NO. 18709 (30<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1634**

**Common Address:** 3740-3742 W Addison St

**Applicant:** Naoko Fukushima

**Owner:** Naoko Fukushima

**Attorney:** William JP Banks, Schain Banks

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

**Purpose:** To allow for the proposed construction of 2 single family homes on 2 lots

**NO. 18682 (31<sup>st</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1607**

**Common Address:** 3008-10 N Central Ave

**Applicant:** Kazmierz Bachula

**Owner:** Kazmierz Bachula

**Attorney:** Law Office of Mark Kupiec & Associates

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

**Purpose:** To build a new 3 story, 6 dwelling unit residential building; 6 parking spaces; no commercial space; 3 story, height: 40'

**NO. 18695-T1 (34<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1620**

**Common Address:** 11901 S Loomis

**Applicant:** Raven's Place , LLC dba Universal Entertainment Center

**Owner:** Christ Universal Temple Inc., an IL not-for-profit corporation

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

**Change Request:** M2-2 Light Industry District to C3-2 Commercial, Manufacturing and Employment District

**Purpose:** The Applicant is seeking to establish a banquet hall within the existing one-story building located at the subject property. The existing building will be adapted and reused, but no building additions are proposed at this time. The building will remain 18' in height. Onsite parking for 233 cars will be provided to support the banquet hall use. No residential units are proposed as part of this application

**NO. 18677 (35<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1602**

**Common Address:** 3416 W Parker Ave

**Applicant:** Ricardo Morales

**Owner:** Ricardo Morales

**Attorney:** Law Office of Mark Kupiec & Associates

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

**Purpose:** To establish an additional dwelling unit within the existing building (basement), for a total of 3 dwelling units in the building; 2 existing parking spaces; no commercial space; 3 story existing height/ no change proposed

**NO. 18683 (35<sup>th</sup> WARD) 187 REFERRED (3-16-16)**  
**DOCUMENT #02016-1608**

**Common Address:** 3535-39 W Wrightwood Ave

**Applicant:** Southern Holdings Inc.

**Owner:** Southern Holdings Inc.

**Attorney:** Thomas Moore

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

**Purpose:** To convert the existing two front residential dwelling units from residential use to a day care facility and keep the rear residential dwelling unit as existing there will be six parking spaces and a pick up / drop off loading zone.

**NO. 18687 (35<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1612**

**Common Address:** 3116-18 North Central Park Ave

**Applicant:** Wieslawa Kozielski

**Owner:** Santiago and Jose Estrella

**Attorney:** Gordon & Pikarski

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

**Purpose:** The property will be subdivided with the resulting northern lot maintaining the existing four dwelling unit building. The northern lot will maintain its current parking and the southern lot will provide three parking spaces. No commercial is proposed. The northern lot will maintain its existing height and the southern lot will be less than 45 feet

**NO. 18712 (35<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1637**

**Common Address:** 3545 W Palmer St.

**Applicant:** 3545 Palmer LLC

**Owner:** 3545 Palmer LLC

**Attorney:** Andrew Scott

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

**Purpose:** The applicant proposes to redevelop the vacant building to permit three dwelling units and no commercial space. The project will also include approximately three off street parking spaces. The height shall remain unchanged at three stories.

**NO. 18716 (35<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1641**

**Common Address:** 3800 W Diversey

**Applicant:** Berenstain Properties LLC

**Owner:** Berenstain Properties LLC

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

**Change Request:** B1-1 Neighborhood Shopping District to RM4.5 Residential Multi-Unit District

**Purpose:** The applicant proposes to rezone the property to allow for the conversion of the ground floor commercial unit to a residential dwelling unit with an additional parking space for the new residential unit. The existing 3 residential dwelling units on the second floor will remain for a total of 4 dwelling units in the existing 2 story building..

**NO. 18717 (37<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1642**

**Common Address:** 629 N Leamington  
**Applicant:** Donald Temple  
**Owner:** Donald Temple  
**Attorney:** N/A  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** Three unit apartment building, 39 feet high with 3 parking spaces

**NO. 18701-T1 (38<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1626**

**Common Address:** 6001-09 W Lawrence Ave; 4744-58 N Austin Ave  
**Applicant:** Lawrence / Austin Associates, LLC  
**Owner:** Lawrence / Austin Associates, LLC  
**Attorney:** Michael Ezgur  
**Change Request:** B2-3 Neighborhood Mixed-Use District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** the subject property consisting of 21,248 sq.ft. is currently vacant land. The applicant proposes to construct 12 townhouses with 24 parking spaces. The height of the buildings will be 37 feet

**NO. 18710 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1635**

**Common Address:** 430-438 N LaSalle St; 142-50 W Hubbard St  
**Applicant:** PG Development LLC  
**Owner:** Hubbard LaSalle LLC  
**Attorney:** John George, Schuyler Roche & Crisham PC  
**Change Request:** DX-7 Downtown Mixed Use District to a Business Planned Development  
**Purpose:** a 17 story 200 mixed use building containing retail space on the ground floors and 199 room hotel on the upper floors

**NO. 18699 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1624**

**Common Address:** 2577-79 N Clark  
**Applicant:** Shiner Capital Partners LLC  
**Owner:** Bannister Investments Ltd  
**Attorney:** Kevin Wolfberg, Schain Banks  
**Change Request:** B1-2 Neighborhood Shopping District to B3-2 Community Shopping District  
**Purpose:** To allow for a proposed general restaurant use in an existing building

**NO. 18689 (44<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1614**

**Common Address:** 450-454 W Belmont Ave  
**Applicant:** 450 W Belmont Properties LLC  
**Owner:** John G. Crowley  
**Attorney:** Katriina McGuire/ Thompson Coburn LLP  
**Change Request:** RM-6.5 Residential Multi Unit District to a Residential Planned Development  
**Purpose:** 179 ft tall multi-family residential dwelling unit building with 95 dwelling units, 50 parking spaces, and 95 bicycle parking spaces

**NO. 18676 (45<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1601**

**Common Address:** 5629 W Higgins Ave  
**Applicant:** Wojciech Lejman  
**Owner:** Wojciech Lejman  
**Attorney:** Law Office of Mark Kupiec & Associates  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** To demolish the existing buildings and build a new 2 story, 5 dwelling unit residential building; 5 parking spaces; no commercial space; 2 story Height 29'

**NO. 18685 (45<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1610**

**Common Address:** 4812-18 W Montrose

**Applicant:** Dominic McGee

**Owner:** Dominic McGee

**Attorney:** Gordon & Pikarski

**Change Request:** B3-1 Community Shopping District to RM4.5 Residential Multi-Unit District

**Purpose:** 16 residential dwelling units. 16 on-site parking spaces will be provided for the project. No commercial space is proposed by the project. The building will reach a height of 47 feet as defined by the ordinance

**NO. 18697 (45<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1622**

**Common Address:** 5161-5229 W Lawrence Ave

**Applicant:** Jefferson Park Residences LLC

**Owner:** Parkway Bank & Trust; The City of Chicago

**Attorney:** Ryan Sullivan

**Change Request:** B3-2 Community Shopping District to a Planned Development

**Purpose:** New 4-story mixed-use building with 39 residential units and 9,900 sq.ft. of ground floor retail. There will be 21 exterior parking spaces and 41 interior parking spaces. The height of the proposed building will be 49' -8"

**NO. 18698 (45<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1623**

**Common Address:** 4849 N Lipps; 4849 N Milwaukee Ave

**Applicant:** Jefferson Place LLC

**Owner:** Parkway Bank & Trust

**Attorney:** Ryan Sullivan

**Change Request:** B3-3 Community Shopping District and M1-1 Limited Manufacturing/ Business Park District to B3-5 Community Shopping District and then to a Planned Development

**Purpose:** New 13 story mixed use building with 103 residential units, 250 parking spaces, and 9,650 sq.ft. of ground floor retail (all on Subarea A). The current office/ retail/ parking structure on Subarea B will remain as existing

**NO. 18679-T1 (46<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1604**

**Common Address:** 927-931 W Irving Park Road

**Applicant:** 927 W Irving, Inc

**Owner:** 927 W Irving, Inc

**Attorney:** Thomas Moore

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

**Purpose:** Five story, TOD building with 28 residential dwelling units and no commercial space. There will be 14 parking spaces and one 10 x 25' 14' loading berth. The height of the building will be 65 feet

**NO. 18706 (46<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1631**

**Common Address:** 3901 N Broadway

**Applicant:** Vermillion Acquisitions LLC

**Owner:** FOG BS LLC

**Attorney:** Edward Kus

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

**Purpose:** Mixed Use building will contain 100 dwelling units with ground floor retail; there will be 65 on-site parking spaces; ground floor will contain approximately 1,500 square feet of retail; height of building will be 105' to the top of the tallest roof structure

**NO. 18707 (47<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1632**

**Common Address:** 3328-3330 N Lincoln Ave and 3325-3327 N Paulina Ave

**Applicant:** Sara Sasha Hanning

**Owner:** JBL Reality LLC

**Attorney:** Carol Stubblefield

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

**Purpose:** This is an existing mixed-use, 3-story building with commercial/retail space on the ground floor and residential dwelling units above grade. No changes—will be made—to the residential dwelling—units . Applicant proposes to lease approximately 1,200 SF of commercial retail space in the existing building to operate a massage and acupuncture business. No parking spaces are required.

**NO. 18714 (49<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**  
**DOCUMENT #02016-1639**

**Common Address:** 7522 N Eastlake Terrace

**Applicant:** Denis Detzel

**Owner:** Denis Detzel

**Attorney:** Thomas Moore

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

**Purpose:** In order to allow for the construction of a 4 story, nine residential dwelling unit building with 7 indoor and 5 outdoor parking spaces for a total of 12 parking spaces. The height of the building will be 47 feet