

Summary of a Meeting
Committee on Zoning
Meeting of December 6, 2018
To be reported out December 12, 2018

OFFICE OF THE
CITY CLERK

2018 DEC 11 PM 1:14

RECEIVED
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NO.A-8430 (3rd WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT NO. O2018-8380

Common Address 3940-3942 S Indiana Avenue
Applicant Alderman Pat Dowell
Change Request RM5 Residential Multi Unit District to POS-2 Parks and Open Space District

NO.A-8434 (27th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT NO. O2018-8394

PASS AS AMENDED

Common Address 2001 W Lake St
Applicant Alderman Walter Burnett
Change Request C1-2 Neighborhood Commercial District to a T Transportation District

NO.A-8437 (34th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT NO. O2018-8411

Common Address 10857 S Halsted St
Applicant Alderman Carrie Austin
Change Request B3-1 Community Shopping District to RS3 Single Unit (Detached House) District

NO. 19830-T1 (1st WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8017

Common Address: 1749 W Chicago Ave
Applicant: SU Chaplin, Chicago LLC
Owner: SU Chaplin, Chicago LLC
Attorney: Bernard Citron
Change Request: B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: A 52.0 foot mixed-use building with five residential units on the upper floors and a sixth residential unit on the ground floor as well as a 1,337 square foot commercial/retail space on the ground floor. The proposed development will have three parking spaces. Applicant will seek variations to permit the proposed 52.0 foot building height and for the reduction of one parking space.

NO. 19843-T1 (1st WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8044

Common Address: 1907 w Ohio Street
Applicant: 1907 Ohio LLC
Owner: 1907 Ohio LLC
Attorney: Ximena Castro
Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: This subject property contains 2,280 sq.ft., and is improved with a single family home. The Applicant proposes to rezone the property to demolish the existing building and construct a three-story residential building with two residential dwelling units and detached two car garage. The proposed height of the building will be 42 feet 2 inches

NO. 19853 (1st WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8056

AMENDED TO TYPE 1

Common Address: 1516 W Ohio St

Applicant: 1516 OHIO LLC

Owner: 1516 OHIO LLC

Attorney: Law Office of Mark J Kupiec

Change Request: B3-1 Community Shopping 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; no commercial space; height 44'-H"

NO. 19856 (1st WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8073

AMENDED TO TYPE 1

Common Address: 2449 W Haddon Ave

Applicant: 2449 W Haddon LLC

Owner: Sandra Kay Hampton

Attorney: Law Office of Mark J Kupiec

Change Request: RM4.5 Residential Multi-Unit District 4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District Residential Multi-Unit District

Purpose: To demolish the existing building and build a new 3 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; height 38'

NO. 19860 (1st WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8083

Common Address: 1949 W Race Ave

Applicant: Brian and Jessica Berumen

Owner: Brian and Jessica Berumen

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The applicants are seeking to raze the existing building and to improve the property with a new three story single family residence

NO. 19728 (2nd WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5980

PASS AS AMENDED TO TYPE 1

Common Address: 1425 West Walton Street

Applicant: 1425 W Walton LLC

Owner: Martin Hernandez and Luis Hernandez

Attorney: Law Office of Mark J. Kupiec & Assoc

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

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

NO. 19841 (5th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8042

Common Address: 2226 East 71st Street

Applicant: Ra'oof Saleem

Owner: Ra'oof Saleem

Attorney:

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

Purpose: The existing one story 2500 sq.ft. will become a small venue entertainment, performance theatre, meeting room, and banquet hall. No addition and no dwelling units. Off-street parking will be provided via a ZBA special use.

NO. 19835 (8th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8022

Common Address: 7934 S South Chicago Ave

Applicant: 7934 S Chicago LLC

Owner: 7934 S Chicago LLC

Attorney: Thomas Moore

Change Request: M1-2 Limited Manufacturing District to M3-2 Heavy Industry District

Purpose: The applicant will repurpose the building, 34.0' in height with approximately 44,353 sq. ft. of commercial space with 5 outdoor parking spaces, with 2 businesses housed under one roof All Construction Services, LLC will function as a construction and demolition debris sorting facility with full-sized truck scale under a Class V Recycling special use permit. Superior Windows and Doors, LLC will have an office space and warehouse showroom for the wholesale business. Office and conference space is planned for the mezzanine and second floor of the westernmost and easternmost wings of the building. There are no planned residential units. The applicant will seek relief for parking, if needed

NO. 19837-T1 (11th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8026

Common Address: 3200-3212 S Shields Ave, 335-345 W 32nd St and 3201-3213 S Stewart Ave

Applicant: M DiFoggio Investments LLC

Owner: M DiFoggio Investments LLC

Attorney: Richard Toth, Mara Georges

Change Request: M1-2 Limited Manufacturing District to RM5 Residential Multi Unit District

Purpose: To allow a residential townhouse development with 12 dwelling units and 24 parking spaces. No commercial space. Approximately 31'-4" high building (zoning height).

NO. 19851 (11th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8054

Common Address: 3113 S Morgan St

Applicant: LaFave Enterprises, LLC

Owner: Emil Hageline

Attorney: Bridget O'Keefe

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

Purpose: The property is proposed to be used as a 1,684 s.f. veterinary clinic, which will be located in a 1,300 s.f. existing building with a proposed 384 s. f. new addition. Five parking spaces will be provided. There are no dwelling units. The height of the existing building is 12'4", The height of the addition is 18'8"

NO. 19845 (12th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8046

Common Address: 2817-19 W 25th St

Applicant: Cloud Property Management
Owner: Cloud Property Management
Attorney: Rolando Acosta
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM5 Residential Multi Unit District
Purpose: The subject property is currently improved with a three dwelling unit residential building and two parking spaces. The Applicant proposes rezone the property to convert from a three dwelling unit residential building to a four dwelling unit residential building. The existing two parking spaces will remain and there will be no additional parking.

NO. 19861-T1 (12th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8104

SUBSTITUTE NARRATIVE & PLANS

Common Address: 3211-3213 S Archer Ave

Applicant: Jimmy Hsu
Owner: Jimmy Hsu
Attorney: Law Offices of Samuel VP Banks
Change Request: B2-5 Neighborhood Mixed Use District to B2-5 Neighborhood Mixed Use District
Purpose: The Applicant is seeking to amend the previously approved Type 1 Zoning Change Application (No. I9502T1), in order to permit the construction of a new four-story (with basement) all residential building, pursuant to a modified set of architectural plans. The new proposed building will contain a total of thirty-four (34) dwelling units, between the 1st thru 4th Floors. There will be onsite parking for twenty-four (24) vehicles, located within the basement (Lower Level) of the new proposed building, with surface parking for an additional four (4) vehicles located at the rear of the building - for a total of twenty-eight (28) off-street vehicular parking spaces. The new proposed building will be masonry in construction and will measure 44 feet-6 inches in height.

NO. 19855 (12th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8058

Common Address: 3301-03 S Ashland Ave

Applicant: United Developments and Investments II LLC
Owner: 3301Ashland LLC
Attorney: Law Office of Mark J Kupiec
Change Request: RS3 Single Unit (Detached House) District to C1-1 Neighborhood Commercial District
Purpose: To demolish the existing building and build a new one story, commercial building with approximately 5,000 square feet of commercial retail / office space: 5 parking spaces height: 14 feet

NO. 19848 (14th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8050

Common Address: 5200-5204 S Mobile Ave

Applicant: Felix Bahena
Owner: Felix Bahena
Attorney: William Banks, Schain Banks
Change Request: RS2 Single-Unit (Detached House) District to RS3 Single Unit (Detached House) District
Purpose: To allow for the division of one zoning lot into two separate zoning lots. The existing single family home at 5200 South Mobile Avenue will remain. The home is 24 feet and contains a two car garage; the proposed single family home will be erected at 5204 South Mobile Avenue and will contain a three car garage.

NO. 19844 (24th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8045

Common Address: 2111-13 S Hamlin Ave

Applicant: Firehouse Community Arts Center
Owner: Firehouse Community Arts Center
Attorney: Rolando Acosta
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-2 Neighborhood Commercial District
Purpose: The subject property is currently improved with a two-story building used as a community center with no on-site parking. The Applicant proposes to rezone the property to authorize the use of a portion of the existing building for a catering kitchen, with no additional parking.

NO. 19836-T1 (25th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8023

Common Address: 3300 S Bell Ave

Applicant: Cloud Property Management
Owner: Cloud Property Management
Attorney: Thomas Moore
Change Request: RS3 Single Unit (Detached House) District to RM5 Residential Multi Unit District
Purpose: After rezoning. The building will remain a 2-story, 4 dwelling unit residence 25.0' in height with two parking spaces abutting the rear public access alley. The proposed changes include: the two first floor dwelling units will be duplexed with a finished basement space; an existing enclosed porch will be converted into bathroom and utility closet space on the first and second floors: the rear first floor unit will increase floor 1 to 2 bedrooms: the front second floor unit will increase from 2 to 3 bedrooms

NO. 19857 (25th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8077

Common Address: 216 W 22nd Place

Applicant: Kam Fung Limited
Owner: Gee How Oak Tin Association
Attorney: Law Office of Mark J Kupiec
Change Request: RM-6.5 Residential Multi-Unit District to B3-5 Community Shopping District
Purpose: To obtain a new business license for the existing restaurant located on the ground floor of the existing mixed-use building (approximately 2,200 SF of commercial space); the existing 5 dwelling units will remain on upper floors with no change; no existing parking; existing 3 story, existing height - no change proposed

NO. 19694 (25th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4966

PASS AS REVISED

Common Address: 1044-1052 W Van Buren St

Applicant: Tandem Partners LLC
Owner: See application for list of owners
Attorney: Katriina McGuire c/o Thompson Coburn LLP
Change Request: DS-3 Downtown Service District to DX-7 Downtown Mixed Use District and then to a Residential Business Planned Development
Purpose: A proposed development of a 21-story, 231' tall mixed use building with 201 residential dwelling units and ground floor retail space, and 73 parking spaces, located within 663' from the CTA Halsted Street Blue Line entrance.

NO. 19695 (25th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4967

PASS AS REVISED

Common Address: 1115-1143 W Van Buren ST

Applicant: Tandem Partners LLC
Owner: Chicago Auto Center LTD
Attorney: Katriina McGuire c/o Thompson Coburn LLP
Change Request: DS-3 Downtown Service District to DX-7 Downtown Mixed Use District and then to a Residential Business Planned Development
Purpose: Proposed development of a 24-story, 258' tall mixed use building with 210 residential dwelling units and ground floor retail, with 7 parking spaces and located 410' from the CTA Racine Blue Line Station entrance. The existing office building and parking spaces located at 1133-43 W Van Buren will remain.

NO. 19849 (26th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8051

Common Address: 1509-13 N Kedvale Ave; 4115-25 W Pierce Ave

Applicant: Carlos Garcia
Owner: Carlos Garcia
Attorney: Tyler Manic
Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: After rezoning, the lot at 4115-19 W Pierce Avenue will be zoned RT-4 and will remain a 2 story residential building with 3 dwelling units and 3 parking spaces. It will remain 30 feet tall. The second lot at 1509-13 N Kedvale Avenue/4121-25 W Pierce Avenue will be zoned RT-4 to allow for the construction of a 3 story, 3 dwelling unit building with 3 parking spaces. The building will be 35 feet tall.

NO. 19659-T1 (27th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #02018-4018

SUBSTITUTE NARRATIVE & PLANS

Common Address: 1511 N Sedgwick St

Applicant: 1511 Sedgwick, LLC

Owner: 1511 Sedgwick, LLC

Attorney: Law Office of Mark J Kupiec

Change Request: C1-3 Neighborhood Commercial District to B2-5 Neighborhood Mixed Use District

Purpose: To build a new 4 story, 7 dwelling unit residential building; no parking - Transit Served Location; approximately 570 square feet of commercial space; height: 50'-6"

NO. 19839-T1 (27th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8040

Common Address: 1200 W Lake Street

Applicant: PanIQ Room Chicago

Owner: 1200 Lake LLC

Attorney: Thomas Moore

Change Request: M2-3 Light Industry District to DS-3 Downtown Service District

Purpose: No changes are planned for this existing 3-story tiered former manufacturing building currently housing 9 commercial businesses. One of the existing businesses, PanIQ Room Chicago, using approximately 4,218 sq. ft., seeks a PPA license for an indoor recreation use to become code compliant. This building historically has no parking and seeks Transit Oriented Development (TOD) status based on its proximity to the CTA Morgan Elevated Train Station (approximately 1,307 ft.) with access to the Green and Pink lines.

NO. 19647 (28th WARD) ORDINANCE REFERRED (4-18-18)
DOCUMENT #02018-3797

PASS AS REVISED

Common Address: 2600 W Ogden Ave; 1347-1425 S Fairfield; 2702-24 W 14th 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 14th 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. 19842 (28th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8043

PASS AS AMENDED

Common Address: 3045 W Fifth Ave

Applicant: ADG Holdings LLC

Owner: ADG Holdings LLC

Attorney: Lawrence Lusk

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

Purpose: Conversion of first floor commercial space to one (1) dwelling unit with four (4) dwelling units above for a total of five (5) residential units and no commercial units in a three (3) story building with three (3) parking spaces. Existing building height is thirty eight (38) feet.

NO. 19829 (29th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8013

Common Address: 6280 W North Ave

Applicant: NCH Galewood LLC

Owner: NCH Galewood LLC

Attorney: Clark Hill PLC- Latasha Thomas

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

Purpose: The applicant is seeking a zoning amendment in order to locate three commercial business tenants on the first floor of the subject property. Other than interior alterations to the subject commercial space of 2,222.5 sq. ft. on the first floor, there are no proposed changes to or expansion of the existing non-conforming three story building. No on-site parking provided.

NO. 19866 (31st WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8231

AMENDED TO TYPE 1

Common Address: 3053-65 N Knox Ave; 3101-59 N Knox Ave; 4601-21 W Belmont Ave

Applicant: Imperial Auto Sales

Owner: KLairmont Family Assocaites LP "KFA"

Attorney: Paul Kolpak

Change Request: C1-1 Neighborhood Commercial District and M1-2 Limited Manufacturing District and C2-2 Motor Vehicle Related District

Purpose: To allow the current building to serve as an exhibit hall to display and store the antique car collection. In addition, approximately 4000 square feet will be dedicated as a medium venue to host events. The height of the existing building is 30 feet. There will be total of 130 parking spaces. No residential dwelling units.

NO. 19831 (32nd WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8018

Common Address: 2209 W Belmont Ave

Applicant: Exbud LLC

Owner: Lance and Valisa Wilks

Attorney: Paul Kolpak

Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

Purpose: To construct a new 3 story building with 3 dwelling units. The height of the building will be ' 32 feet 11 inches. There will be 3 parking spaces garage. No commercial space.

NO. 19838-T1 (32nd WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8031

SUBSTITUTE NARRATIVE & PLANS

Common Address: 2332-2334 N Elston Ave
Applicant: Erol Gladan
Owner: See application for owners
Attorney: Richard Toth, Mara Georges
Change Request: B2-2 Neighborhood Mixed Use District to B2-2 Neighborhood Mixed Use District
Purpose: Two multi-unit residential buildings, each with 3 dwelling units, 3 parking spaces, 44'-6" in height. (No commercial space.)

NO. 19865-T1 (32nd WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8199

Common Address: 2930 N Lakewood Ave
Applicant: Chicago Land Title Trust Company under Trust No. 8002378072
Owner: Chicago Land Title Trust Company under Trust No. 8002378072
Attorney: Tyler Manic
Change Request: RS3 Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District
Purpose: After rezoning, the property will contain a 2 story single family residence. The building will be 31 feet 2 inches tall. 2 parking spaces will be provided. There will be no commercial space on site

NO. 19867 (34th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8007

Common Address: 11629 S Green St
Applicant: Jesus Villafane
Owner: Jesus Villafane
Attorney:
Change Request: RS3 Single Unit (Detached House) District to M2-1 Light Industry District
Purpose: A one story 16 feet high, 7,831 sq.ft. garage and office building on a 50,666.25 sq.ft. lot for outdoor vehicle storage

[REDACTED]

NO. 19846 (37th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8047

Common Address: 5233 W Potomac Ave

Applicant: Jeremy Mann & Andrew Follet

Owner: Jeremy Mann & Andrew Follet

Attorney: Tyler Manic

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

Purpose: After rezoning, the building will have three dwelling units and will remain 2 stories. The building is 28 feet tall and 3 parking spaces will be provided. No commercial space is on site

NO. 19858-T1 (39th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8078

Common Address: 6309-23 N Pulaski Road

Applicant: Dr. John C Michael

Owner: Dr. John C Michael

Attorney: Ivan Tomac

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

Purpose: Demolition of existing commercial buildings and erection of 3 brick masonry buildings with 2 commercial spaces on the first floor consisting of a north commercial space of 1,117 square feet and a south commercial space of 1,114 square feet & 6 residential dwelling units above plus a 1 brick masonry building with 1 commercial space on the first floor with 1,168 square feet and 3 residential dwelling units above for a total of 7 commercial spaces with a total of 4,561 square feet and 21 residential dwelling units. 21 parking spaces at the rear of the three 6-dwelling unit buildings (including 3 handicapped parking spaces) and 3 parking spaces at the rear of the 3-dwelling unit building for a total of 24 parking spaces accessible from the alley. All 4 buildings have a maximum height of 57 feet- 5/12 inches.

NO. 19850-T1 (41st WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8053

PASS AS AMENDED

Common Address: 7432 W Talcott Ave

Applicant: Delta Life Services LLC

Owner: Sisters of the Resurrection

Attorney: Law Offices of Samuel VP Banks

Change Request: RS2 Single-Unit (Detached House) District to RM5 Residential Multi Unit District

Purpose: The Applicant is seeking a zoning change to permit the conversion of the existing religious convent building to a senior living facility. The building will offer seventy-two (72) dwelling units and onsite parking for forty-three (43) cars. The height of the existing building will remain 46 ft-9 in. The building will otherwise remain "as is," as no changes or physical expansion of the building is proposed.

NO. 19817 (42nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7736

PASS AS REVISED

Common Address: 110 N Wacker Ave

Applicant: 110 N Wacker Titleholder LLC

Owner: 110 N Wacker Titleholder LLC

Attorney: John George/ Chris Leach, Akerman LLP

Change Request: Waterway Business Planned Development No. 1369 to Waterway Business Planned Development No. 1369, as amended

Purpose: To increase the building FAR square footage by 50,000 sf. to allow the construction of a 55 story 820 foot tall office building with retail on the ground floor and up to 87 on-site parking spaces.

NO. 19852 (44th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8055

Common Address: 3526 North Halsted St

Applicant: Michael Raffety

Owner: Michael Raffety

Attorney: Law Office of Mark J Kupiec

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

Purpose: To allow a 4th floor front addition to serve the top floor unit, within the existing mixed-use building with a commercial unit on the ground floor (approximately 900 square feet of commercial space) and 3 dwelling units on the upper floors; 3 parking spaces; 4 story, height: 45'-4"

NO. 19811-T1 (44th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6988

PASS AS AMENDED

Common Address: 901-915 W School St and 3264-3270 N Clark St

Applicant: 3264 Clark LLC

Owner: 3264 Clark LLC

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is proposing to develop the surface parking lot located at 913 W. School St. with a new five-story residential building containing twenty-two (22) residential units (18 typical dwelling units and 4 efficiency units). The proposed building will measure 57 feet-5 inches in height and be masonry in construction. The proposed building will be supported by twelve (12) onsite parking spaces and sixteen (16) bicycle parking spaces. The Applicant is also proposing to convert one (1) retail unit located below the second floor of the existing mixed-use building at 3264-70 N. Clark St./901 W. School St. to a residential unit (30 residential units being increased to 31 residential units). The existing mixed-use building at 3264-70 N. Clark St./901 W. School St. will otherwise remain without change with respect to total floor area and building height. The subject property is located within 506 feet of the Belmont Ave. CTA Station and is therefore eligible as a Transit Oriented Development.

NO. 19826 (47th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7757

PASS AS REVISED AND AMENDED

Common Address: 4325-4343 N Ravenswood Ave

Applicant: Nevermore Ventrures LLC

Owner: Nevermore Ventrures LLC

Attorney: Michael Ezgur

Change Request: M1-2 Limited Manufacturing District to C3-5 Commercial, Manufacturing and Employment District and C3-5 Commercial, Manufacturing and Employment District to a Business Planned Development

Purpose: The Applicant proposes to convert the two existing buildings 4325 and 4343 North Ravenswood Avenue to restaurant, venue and private club uses and to eliminate any required parking pursuant to the Transit Served Location provisions of the Chicago Zoning Ordinance

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

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
TBD	1	1214 N Damen Ave	Andrew Newman
TBD	1	1537 N Damen Ave	1537 N Damen LLC LLC
TBD	1	1418 N Milwaukee Ave	1418-20 N Milwaukee Enterprises LLC
Or2018-573	3	1200 S Indiana	S Loop Chicago Development
Or2018-574	3	1200 S Indiana	S Loop Chicago Development
Or2018-571	3	1200 S Indiana	S Loop Chicago Development
Or2018-572	3	1200 S Indiana	S Loop Chicago Development
Or2018-570	8	10355 S Woodlawn Ave	Pullman Community Center
Or2018-625	27	833 N Orleans St	Marween Foundation
Or2018-605	27	1422 N Kingsbury St	REI CO-OP
TBD	32	2100 N Elston Ave	Elston Development I LLC
TBD	32	2160 N Elston Ave	Elston Development I LLC
Or2018-602	40	6042 N Western Ave	BL Auto Group
Or2018-619	42	200 W Randolph St	Sunny Oh (Rotj)
Or2018-604	44	1059 W Addison Ave	The Cubby Bear
Or2018-603	44	1059 W Addison Ave	The Cubby Bear
Or2018-620	47	4755 N Lincoln Ave	Vom Fass
Or2018-550	48	5206 N Broadway	Northshore University Healthsystem