

MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

SEPTEMBER 11, 2017 AT 10:00 AM
COUNCIL CHAMBERS, 2nd 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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CITY CLERK

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NO. A-8323 (9th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT # O2017-5202

Common Address: 9500-14 S Dr. Martin Luther King Jr. Drive; 335-59 East 95th St.

Applicant: Alderman Anthony Beale

Change Request: B3-1 Community Shopping District to RS1 Residential Single Unit (Detached House) District

NO. A-8324 (11th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT # O2017-5205

Common Address: 436-58 W Pershing Road

Applicant: Alderman Patrick Thompson

Change Request: M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District

NO. A-8325 (13th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT # O2017-5206

Common Address: 4555 West 59th Street

Applicant: Alderman Marty Quinn

Change Request: M1-1 Limited Manufacturing/ Business Park District to RS2 Residential Single-Unit (Detached House)

NO. A-8326 (19th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT # O2017-5207

Common Address: 11060-62 S Western Ave

Applicant: Alderman Matt O'Shea

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

NO. A-8327 (24th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT # O2017-5211

Common Address: 3724-26 W Flournoy Street

Applicant: Alderman Michael Scott

Change Request: RM-5 Multi Unit District to C1-1 Neighborhood Commercial District

NO. A-8328 (26th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT # O2017-5214

Common Address: 2200-2216 West Grand Ave

Applicant: Alderman Roberto Maldonado

Change Request: C2-2 Motor Vehicle related Commercial District to C3-2 Commercial, Manufacturing and Employment District

NO. A-8329 (27th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT # O2017-5218

Common Address: 931-937 W Chestnut St; 854-868 N Lessing St.; 939-947 W Chestnut St and 865-869 N Sangamon St

Applicant: Alderman Walter Burnett

Change Request: C1-5 Neighborhood Commercial District to C3-5 Commercial, Manufacturing and Employment District

NO. A-8330 (28th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT # O2017-5225

Common Address: 2500-50 W Roosevelt Road; 2500 Block of West Greshaw St; 2501-61 W Fillmore

Applicant: Alderman Jason Ervin

Change Request: Residential Planned Development No. 1015 to RS3 Residential Single-Unit (Detached House) District and Residential Planned Development No. 1015 to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8322 (46th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT # O2017-5232

Area Bounded By: North Clarendon Avenue; West Lakeside Place; North Marine Drive; West Wilson Avenue; a line from a point 254.65 feet west of North Clarendon Avenue to a point 253.53 feet west of North Clarendon Avenue; the alley next north of West Wilson Avenue; North Clarendon Avenue; West Eastwood Avenue; a line from a point 249.4 feet west of North Clarendon Avenue to a point 247.51 feet west of North Clarendon Avenue; and West Leland Avenue,

Applicant: Alderman James Cappleman

Change Request: Residential -Institutional Planned Development District No. 37 to Residential -Institutional Planned Development District No. 37, as amended

NO. 19257-TI(1st WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4801

Common Address: 1819 and 1821 N St Louis Ave

Applicant: Peegan Development, Inc.

Owner: Peegan Development, Inc.

Attorney: Paul Kolpak

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

Purpose: 3-story, 8 dwelling unit building with basement, no commercial space. The height of the building will be 45 feet 2 inches. There will be 8 off-street parking spaces.

NO. 19259 (1st WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4803

Common Address: 1508 N Talman Ave

Applicant: William Morales

Owner: William Morales

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: To permit the construction of a new three-story residential building, at the subject site. The new proposed building will contain a total of three (3) dwelling units, with slab parking for three (3) vehicles, located at the rear. The proposed new building will be masonry in construction and measure approximately 34 feet-8 inches in height.

NO. 19281 (1st WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4845

Common Address: 1458 N Talman

Applicant: Harry Parson

Owner: Chicago Title Land Trust #8002371637

Attorney:

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

Purpose: The property will be one single family home with a two car underground garage. The height of the building will be 42' 3 ½

NO. 19282 (1st WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4846

Common Address: 3620-3624 W Cortland

Applicant: 3620 Cortland LLC

Owner: 3620 Cortland LLC

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit a new 3 ½ - story residential building at the subject property. The proposed building will contain twelve (12) dwelling units. Onsite parking for twelve (12) cars will be located at the rear of the subject lot. The proposed building will be masonry in construction and measure 38 feet in height.

NO. 19294 (1st WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-5185

Common Address: 2438 N Western Ave

Applicant: Tim Pomaville

Owner: Tim Pomaville

Attorney: Gordon & Pikarski

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

Purpose: The property will be used for three residential dwelling units with three parking spaces, no commercial space and a height of 37 feet 4 inches as defined by the code.

NO. 19285 (2nd WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4849

Common Address: 2046 W Rice St

Applicant: Development Group LLC – Ukrainian Village

Owner: Development Group LLC – Ukrainian Village

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 seeking a zoning change in order to permit the construction of a new three-story residential building, at the subject site. The new proposed building will contain a total of three (3) dwelling units, with garage parking for three (3) vehicles, the ingress and egress for which will be located off of the Public Alley, running along the west side of the property. The proposed new building will be masonry in construction and measure approximately 38 feet-2 inches in height.

NO. 19295 (14th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-5189

Common Address: 4849-4861 S Kedzie Ave; 3031-3157 W 48th Pl

Applicant: 4837 S Kedzie Ave LLC

Owner: Paula Carrick Trust dated July 26, 2012

Attorney: Mara Georges, Daley and Georges

Change Request: M2-3 Light Industry District and C3-1 Commercial, Manufacturing and Employment District to M3-2 Heavy Industry District

Purpose: A transfer station – No Dwelling Units

NO. 19286 (20th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4850

Common Address: 6014- 6058 S Cottage Grove Ave, 6100-6158 S Cottage Grove Ave, 6200-6244 S Cottage Grove Ave, 6101-6145 S Cottage Grove Ave, 6201-6259 S Cottage Grove Ave, 714-758 E 61st St, 733-757 E 61st St, 801-813 E 61st St, 744-756 E 62nd St, 745-757 E 62nd St, 801-813 E 62nd St, 800-832 E 63rd St, 6101-6107 S Evans Ave and 6258 S Drexel Ave

Applicant: Grove Parc Venture Partners, LLC (GPVP)

Owner: See application for list of owners

Attorney: Carol Stubblefield

Change Request: Residential Planned Development No. 64 to Residential Planned Development No. 64 as amended

Purpose: The primary purpose of this Application is to facilitate the construction by GPVP of a new 48,000 sf grocery store with 160 parking spaces, 2 loading spaces, a pharmacy drive-through window and a proposed building height of approximately 36 feet

NO. 19262-T1 (25th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4809

Common Address: 255 W 22nd Place

Applicant: Conrad Liu

Owner: Conrad Liu

Attorney: Thomas Moore

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

Purpose: Applicant seeks to construct a 4 story mixed use building with basement, one 1,250 sq.ft. commercial unit on ground floor with 3 dwelling units and 3 parking spaces with a building height of 42 feet 6 inches

NO. 19263-T1 (25th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4810

Common Address: 229 West 22nd Place

Applicant: Yick Yeung Chiu

Owner: Yick Yeung Chiu

Attorney: Thomas Moore

Change Request: RM4.5 Residential Multi-Unit District to B3-2 Community Shopping District

Purpose: Applicant seeks to construct a 4 story mixed use building with basement, one 1,250 square feet commercial unit on ground floor with 3 dwelling units and 3 parking spaces with a building height of 40 feet 6 inches

NO. 19277-T1 (25th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4824

Common Address: 2233 W 21st St

Applicant: Second Foundation

Owner: Second Foundation

Attorney: Michael Ezgur

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

Purpose: The Applicant proposes to rezone the property to a B2-3 Neighborhood Mixed-Use District in order to complete an interior remodeling to create 2 additional residential dwelling units, for a total of 4 residential dwelling units. 2 automobile parking spaces. 4 bicycle parking spaces, and no loading berth. The height of the building will remain at 28 feet.

NO. 19260-T1 (26th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4804

Common Address: 2651 W Augusta Boulevard

Applicant: M14 Land Investments LLC

Owner: M14 Land Investments LLC

Attorney: Thomas Moore

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

Purpose: Applicant seeks to construct a 3 story 3 dwelling unit building 40 feet 6 inches in height with 3 parking spaces

NO. 19270-T1 (27th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4817

Common Address: 944-946 N Elston Ave

Applicant: 944 N Elston LLC

Owner: 944 N Elston LLC

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

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

Purpose: After amending the Type 1, the property will have 6 dwelling units, 9 parking spaces, and 1,000 sq. ft. of commercial space on the ground floor. The building will be 48 feet 6 inches tall.

NO. 19269 (27th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4816

Common Address: 1453-55 W Superior St.
Applicant: 1453 W Superior LLC
Owner: Josseph Greif Trust
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 buildings and build a new 3 story, 6 dwelling unit residential building: 6 parking spaces: no commercial space: 3 story, height 37'-10

NO. 19275 (28th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4822

Common Address: 714 S Laflin
Applicant: 714 Laflin LLC
Owner: 714 Laflin LLC
Attorney: Bernard Citron/ Thompson Coburn
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District
Purpose: The proposed development will be a 6,625 square foot, 44.0 foot, 8 inch 4-unit residential building with four parking spaces.

NO. 19293 (30th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-5183

Common Address: 3741 W Addison St.
Applicant: Jack Zimny
Owner: Jack Zimny
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 for three residential dwelling units with two parking spaces, no commercial space and the existing height to be maintained.

NO. 19296 (30th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-5190

Common Address: 3143 N Monticello

Applicant: Lulwah Sulaiman Alzaid

Owner: Lulwah Sulaiman Alzaid

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 Applicant is seeking to undertake the renovation and rehabilitation of the existing three-story multi-unit residential building, at the subject site. The building currently contains a total of three (3) dwelling units, and - therefore, is non-conforming under the current Zoning Ordinance - as is. The renovation plan calls for the build-out of the existing third-floor unit, to allow for meaningful habitable space (i.e. higher ceiling), therein. The proposed zoning change is required in order to bring the existing non-conforming building into compliance under the current Zoning Ordinance, which in-turn will allow for the permitting of the proposed renovation plan. Once renovated, the existing building will continue to contain a total of three (3) dwelling units - one unit, per floor. The existing two-car garage will be razed and replaced with a concrete parking pad, which will provide on-site parking for three (3) vehicles. After completion of the renovation plan, including the build out of the existing third-floor, the building will measure approximately 34 feet-0 inches in height.

NO. 19279 (31st WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4826

Common Address: 4019-59 W Belmont Ave and 3129-59 N Karlov Ave

Applicant: Belmont Karlov, LLC

Owner: Franciscan Communities

Attorney: John George and Chris Leach

Change Request: Residential Institutional Planned Development No. 869 to Residential Institutional Planned Development No. 869, as amended

Purpose: The development of new Sub-Area B with 22 3-story townhomes 38 feet in height along with a detached 2 car garage for each unit.

NO. 19258 (32nd WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4802

Common Address: 3130 N Lincoln Ave

Applicant: 3130 Lincoln Ave LLC

Owner: 3130 Lincoln Ave LLC

Attorney: Rolando Acosta

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

Purpose: The Application, if approved, will allow the Applicant to use the property for the sale of auto parts. No on-premises repair will be authorized and there will be no additions or enlargement of the existing building.

NO. 19291-T1 (32nd WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-5180

Common Address: 2104-2120 W Fullerton Avenue

Applicant: 6324-26 N Western LLC

Owner: 6324-26 N Western LLC

Attorney: Bernard Citron

Change Request: M3-3 Heavy Industry District to C2-3 Motor Vehicle Related Commercial District

Purpose: The applicant proposes to construct a 56-foot tall, 26,832 square foot office building with 63 parking spaces.

NO. 19271-T1 (33rd WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4818

Common Address: 3130-3138 N Rockwell St.

Applicant: Rockwell Fletcher, LLC

Owner: Rockwell Fletcher, LLC

Attorney: Pericles Abbasi

Change Request: M1-2 Limited Manufacturing/ Business Park District to C3-5 Commercial, Manufacturing and Employment District

Purpose: After the rezoning, the building will be renovated into a 30-foot tall two-story commercial building with an open courtyard and second-floor roof deck. There will be 13,950 sq. ft. of commercial space (plus a 2,300 sq ft courtyard) and no dwelling units. There will be no off-street parking spaces. The property will be used for an event space/artisan workshop/ experiential Learning concept business with a PPA and liquor license

NO. 19278-T1 (33rd WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4825

Common Address: 3289-3325 N California Ave and 2727 W Roscoe St.

Applicant: BR Acquisitions, LLC

Owner: BR Acquisitions, LLC

Attorney: Michael Ezgur

Change Request: M1-1 Limited Manufacturing/ Business Park District and M2-2 Light Industry District to C3-3 Commercial, Manufacturing and Employment District

Purpose: The interior of the two existing buildings, 3325 North California Avenue a one-story commercial building containing approximately 14,553 square feet and 2727 West Roscoe Street a one-story commercial building containing approximately 46,876 square feet, will be remodeled for use as day care, schools, commercial uses and artisan and limited manufacturing uses. Eighty vehicular parking spaces, forty bicycle parking spaces and one loading berth will be provided

NO. 19290-T1 (33rd WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-5178

Common Address: 3245-3247 N Elston Ave

Applicant: Newell Development Inc

Owner: Sara Howard

Attorney: Daniel Lauer

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

Purpose: The Applicant intends to construct a three-story building consisting of six (6) dwelling units with basement. There will be five car garage parking spaces and one off-street parking space provided (a total of six parking spaces). The footprint of the building shall be approximately 40 feet by 76 feet 7 inches in size. The height of the building shall be 35 feet high

NO. 19266-T1 (35th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4813

Common Address: 3510 W Irving Park Rd

Applicant: Michael Fairman 2009 Gift Trust

Owner: Michael Fairman 2009 Gift Trust

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

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

Purpose: After rezoning, the building will remain at 33 feet 4 1/2 inches and will have a total of 3 dwelling units with a front 1st floor enclosure/addition approximately 10' x 6'. 3 parking spaces will be provided

NO. 19268-T1 (35th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4815

Common Address: 3459 W Belmont Ave

Applicant: Eirpol, LLC

Owner: Fishfeld Realty IL, LLC 3459 Belmont

Attorney: Daniel Lauer

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

Purpose: To construct a three-story, six dwelling unit building with four garage parking spaces under Transit Oriented Development. The Property is approximately 663.92 feet from the Belmont Blue Line station. The footprint of the building shall be approximately 29 feet 8 inches by 90 feet 8 inches. The building shall be 35 feet high

NO. 19261 (36th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4805

Common Address: 2104 N Merrimac Ave

Applicant: DP Investors LLC – 2104 Merrimac Series

Owner: DP Investors LLC – 2104 Merrimac Series

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: Residential building with 2 dwelling units; existing 2-story, existing height no change proposed Existing 2 car garage to remain.

NO. 19267 (40th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4814

Common Address: 2256 W Foster Ave

Applicant: Ihor Zhuk and Yulia Bednarchuk

Owner: Ihor Zhuk and Yulia Bednarchuk

Attorney: Daniel 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-story 3 dwelling unit building with a basement. There will be three garage parking spaces. The footprint of the building shall be approximately 19 feet 4 1/2 inches by 84 feet in size. The building height shall be 34 feet 4 inches high, as defined by code

NO. 19289 (42nd WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4853

Common Address: 701-721 N Kingsbury St, 441-473 W Superior St; 700-720 N Hudson Ave; 440-472 W Huron St.

Applicant: The Kingsbury Street Revocable Trust

Owner: The Kingsbury Street Revocable Trust

Attorney: Amy Degnan

Change Request: Residential Business Planned Development No. 447 to Residential Business Planned Development No. 447, as amended

Purpose: The applicant proposes to add approximately 1,137 square feet to the single family home at 701 North Kingsbury St. The footprint of the single family home will not change. The building height, 50'9", will not change. The parking spaces, 3, will not change.

NO. 19276 (43rd WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4823

Common Address: 915-917 W Armitage Ave
Applicant: 917 W Armitage LLC
Owner: 917 W Armitage LLC
Attorney: Katriina McGuire, Thompson Coburn
Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: Applicant proposes to add a 5th residential dwelling unit, to be located in the rear portion of the ground floor in an existing 38 foot tall, 3-story, mixed-use building, with retail space located on the ground floor

NO. 19284 (43rd WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4848

Common Address: 525 W Arlington Place
Applicant: Chicago Trattoria Associates
Owner: Metropolitan Rental Center
Attorney: Thomas Raines
Change Request: RM-6 Residential Multi Unit District to B3-1 Community Shopping District
Purpose: the restaurant has been using an outdoor patio space at this location for decades to provide guests liquor service. They need to apply for an outdoor patio liquor license at grade level. After rezoning, they will be able to apply for the outdoor patio license

NO. 19273 (45th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4820

Common Address: 4022-4040 N Elston
Applicant: EREG Development LLC
Owner: Chicago Housing Authority
Attorney: Steve Friedland
Change Request: C2-2 Motor Vehicle related Commercial District to B3-3 Community Shopping District and B3-3 Community Shopping District to a Planned Development
Purpose: The property will be developed with a maximum of 44 Elderly Housing dwelling units and an approximately 16,000 square feet of nonresidential space,—including a new Chicago Public Library branch. There will be not less than 29 off-street parking spaces. The maximum building height will be 77'-9 ½"

NO. 19292-T1 (45th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-5182

Common Address: 3652-66 N Milwaukee Ave

Applicant: Ray Gajic

Owner: Ray Gajic

Attorney: Gordon & Pikarski

Change Request: M1-1 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: The property will be improved with a building containing commercial space on the ground floor and 24 residential dwelling units above the ground floor. The building will provide 32 parking spaces, 4,683 square feet of commercial space and a height of 43 feet

NO. 19272-T1 (46th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4819

Common Address: 4701-4705 N Kenmore Ave and 1016-1028 W Leland Ave

Applicant: 1014-1032 W Leland LLC

Owner: 1014-1032 W Leland LLC

Attorney: C. Harrison Cooper, Dykema Gossett

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

Purpose: The applicant proposes to redevelop six commercial units on the ground floor to five dwelling units which will increase the dwelling unit count from 13 (which presently exist on the second and third floors) to 18 dwelling units. There are no parking spaces on site. There will be no commercial space. The building envelope and height at approximately 39 feet, four inches shall remain unchanged. The property is within 1,320 feet of a CTA rail station entrance.

NO. 19256 (47th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4800

Common Address: 4540-42 N Ravenswood Ave

Applicant: 4540 N Ravenswood LLC

Owner: 4540 N Ravenswood LLC

Attorney: Warren Silver

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

Purpose: The proposed use of the subject property is a 4-story (54' height) building, with 9 dwelling units above the ground floor, 5 off-street parking spaces, and approximately 2700 sq.ft of commercial space at the ground floor

NO. 19280 (47th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4844

Common Address: 1900-1930 W Lawrence Ave; 4801-4811 N Winchester Ave; 4800-4810 N Wolcott Ave

Applicant: SB 1900 W Lawrence LLC

Owner: SB 1900 W Lawrence LLC

Attorney: Mara Georges and Richard Toth, Daley and Georges

Change Request: B1-2 Neighborhood Shopping District to B3-3 Community Shopping District

Purpose: A mixed-use commercial and residential building with 59 dwelling units 59 parking spaces, approximately 32,255 feet of commercial space building height of 65 feet not including existing tower at 97 feet tall .

NO. 19264-T1 (47th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4811

Common Address: 2107-09 W Eastwood Ave

Applicant: 3856 Oakton LLC

Owner: 3856 Oakton LLC

Attorney: Thomas Moore

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

Purpose: Applicant seeks to construct a 1 dwelling unit in the existing ground floor of a 3 story 6 dwelling unit building 42 feet in height for a total of 7 dwelling units and no parking spaces

NO. 19283 (47th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4847

Common Address: 4318 N Western Ave

Applicant: Chicago Land Trust Company No. 8002372166

Owner: Chicago Land Trust Company No. 8002372166

Attorney: Law Office of Samuel VP Banks

Change Request: B3-1.5 Community Shopping District to B2-2 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story residential building, at the subject site. The existing and vacant one-story commercial building will be razed. The new proposed building will contain a total of three dwelling units, with concrete-slab parking for three (3) vehicles, located at the rear of the lot. The proposed new building will be masonry in construction and measure approximately 34 feet-4 inches in height.

NO. 19287-T1 (47th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4851

Common Address: 1617 W Irving Park Road

Applicant: Sunset Woods Development LLC Irving Park Property

Owner: Sunset Woods Development LLC Irving Park Property

Attorney: Law Office of Samuel VP Banks

Change Request: B1-1 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 mixed-use building, at the subject property. The existing one-story building will be razed. The new proposed building will contain approximately 1,000 square feet of commercial/retail space - at grade level, and six (6) dwelling units - above. There will be interior (garage) parking, for six (6) vehicles, located at the rear of the 1st Floor. The new proposed building will be masonry in construction and measure 47 feet-3 inches in height.

NO. 19288 (47th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4852

Common Address: 4210-4218 N Western Ave

Applicant: Western Ave Partners Inc

Owner: Western Ave Partners Inc

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 the construction of a new four-story mixed-use building, at the subject site. The new proposed building will contain commercial/retail space (2,912 square feet approx.) - at grade level, and a total of forty-eight (48) dwelling units - above. There will be interior garage parking for up to fifty (50) vehicles, located at the rear of the 1st floor. The proposed new building will be masonry in construction and measure approximately 45 feet-10 inches in height.

NO. 19274(50th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4821

Common Address: 2401-2411 W Farwell Ave; 6800-6824 N Western Ave; 2400-2422 W Pratt Boulevard

Applicant: EREG Development LLC

Owner: Chicago Housing Authority

Attorney: Steve Friedland

Change Request: RS2 Residential Single-Unit (Detached House) and RS3 Residential Single-Unit (Detached House) District to B3-3 Community Shopping District and B3-3 Community Shopping District to aPlanned Development

Purpose: The property will be developed with a maximum of 44 Elderly Housing dwelling units and an approximately 16,000 square feet of non-residential space,—including a new Chicago Public Library branch. There will be not less than 40 off-street parking spaces. The maximum building height will be 60 feet .