

MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

SEPTEMBER 14, 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 Reverse Numerical Order
According to Ward

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NO. A-8333 (41st WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT # O2017-5622

Common Address: West Bryn Mawr Ave; North Delphia Ave; West Catalpa Ave; and North Oakview Ave

Applicant: Alderman Anthony Napolitano

Change Request: Residential Business Planned Development No. 347, as amended and passed on March 13, 2013 to Business Planned Development No. 347, as passed on November 24, 1986

NO. A-8332 (36th WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT # O2017-5619

Common Address: 5501 W Fullerton Ave

Applicant: Alderman Gilbert Villegas

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

NO. TAD-562 (28th WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT # O2017-5597

Amendment of Municipal Code Section 17-6-0403-F to require special use approval for Medical Services in Planned Manufacturing District No. 9

NO. A-8331 (15th WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT # O2017-5618

Common Address: 1632-1958 W 63rd St; 1633-1957 W 63rd St

Applicant: Alderman Raymond Lopez

Change Request: B3-2 Community Shopping District and C1-2 Neighborhood Commercial District to RS3 Residential Single-Unit (Detached House) District and B3-2 Community Shopping District to B1-1 Neighborhood Shopping District

NO. 19300-T1 (48th WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT # O2017-5482

Common Address: 1101-17 W Granville Ave

Applicant: 1101 Granville, LLC

Owner: 1101 Granville, LLC

Attorney: Thomas Moore

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

Purpose: Applicant seeks to build a 6 story 20 residential dwelling unit with 1 commercial space on the ground floor and a building height of 66 feet 4 inches. The subject property is located within 96 linear feet of the CTA Red Line train station entrance so we are seeking to reduce the parking to 1 space.

NO. 19302-T1 (48TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5484

Common Address: 1528-36 W Victoria St.

Applicant: Regas Chefas

Owner: Regas Chefas

Attorney: Thomas Moore

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and RS3 Residential Single-Unit (Detached House) District to C2-1 Motor Vehicle Related Commercial District

Purpose: Applicant seeks to rezone in order to extend the garden center and construct a 2 story building 21 feet 3 inches feet in height with no parking

NO. 19307 (47TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5490

Common Address: 2442-44 W Irving Park Road

Applicant: RD Precision Inc.

Owner: 3Guise LLC

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To demolish the existing building and to divide the subject property into 2 zoning lots; the lot at 2444 W. Irving Park will be 54' x 116.50' and will be developed with a residential building with 6 dwelling units; and the lot at 2442 W. Irving Park will be 26' x 116.50' and will be developed with a residential building with 3 dwelling units; for a total of 9 dwelling units with 9 parking spaces at the subject property; no commercial space; 3 story / height 37'-10.

NO. 19328-T1 (47TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5521

Common Address: 4646-4650 N Damen Ave

Applicant: 4646 Damen LLC

Owner: 4646 Damen LLC and Chicago Title Land Trust Company, Trust NO. 5053 Dated April 26, 1978

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District and B3-3 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 four-story mixed-use building, at the subject site. Any and all existing structures and buildings will be razed. The proposed new four-story building will contain two (2) commercial/retail spaces (1,191 square feet and 2,812 square feet, respectively) and three (3) dwelling units - at grade level, and twenty-one (21) dwelling units - above (Floors 2 thru 4) for a total of twenty-four (24) dwelling units. Because the Subject Property is located within 1,320 linear feet of the CTA rail station entrance, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for eight (8) vehicles, located at grade level - off the Public Alley, at the rear of the property. The proposed new building will be masonry in construction and measure 48 feet-0 inches in height

NO. 19332-T1 (47TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5525

Common Address: 4545 N Ravenswood Ave

Applicant: HPL-4545 Ravenswood LLC

Owner: HPL-4545 Ravenswood LLC

Attorney: Law Office of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-5 Neighborhood Commercial District

Purpose: The Applicant is seeking a zoning change in order to permit the location and establishment of an outdoor patio/deck, on the roof of the existing four-story (with rooftop penthouse) commercial/office building, at the site. The proposed rooftop patio/deck will be for the exclusive use and enjoyment of the commercial and/or office tenants of the building (including, without limitation, a potential brewery/taproom/restaurant). The existing building contains 3,796 square feet (approx.) of commercial/retail space - at grade level, and three floors of office space (5,243 square feet per floor) - above. There is an existing rooftop penthouse (685 square feet approx.) above the 4th Floor. There is no off-street vehicular parking, available at the site, but there is one (1) loading berth, located within the interior of the Floor. The existing building is masonry in construction and measures 77 feet-0 inches in height.

NO. 19303 (46TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5486

Common Address: 4600 N Beacon St.

Applicant: 1344-1354 W Wilson LLC

Owner: 1344-1354 W Wilson LLC

Attorney: Gary Wigoda

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

Purpose: No change to the structure or to the number of dwelling units (83) or parking. Proposed change is to allow the re-establishment of ground floor retail and commercial uses.

NO. 19318-T1 (45TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5511

Common Address: 3696-3700 N Milwaukee Ave

Applicant: 3696 Milwaukee Ave LLC

Owner: Zygmunt Zimny Living Trust

Attorney: Andrew Scott

Change Request: M1-1 Limited Manufacturing/ Business Park District to B2-2 Neighborhood Mixed-Use District

Purpose: The applicant proposes to redevelop the ground floor of the existing building to provide daycare space and permit one dwelling unit on the second floor. There are no parking spaces on site. The height of the existing building will remain unchanged at 25 feet 4 inches. The property is within 1,320 feet of a Metra rail station entrance. As a result, no additional parking spaces are proposed.

NO. 19298 (44TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5480

Common Address: 922-924 W George St.

Applicant: AG 922 W George Owner LLC

Owner: AG 922 W George Owner LLC

Attorney: John George and Chris Leach, Akerman

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

Purpose: Existing 3 story 12 unit residential building with a height of 41-4" and 10 existing parking spaces

NO. 19331-T1 (44TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5524

Common Address: 3358 N Kenmore Ave

Applicant: Semco- 3358, LLC

Owner: Semco- 3358, LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5.5 Multi Unit District

Purpose: The Applicant is proposing to increase the number of residential units located within the existing building from five (5) to seven (7). The existing building will remain 30 feet 8 inches in height. Onsite surface parking for three (3) cars will be located at the rear of the subject lot. As part of this project, the Applicant will be constructing a new metal deck and stair system at the rear of the subject building. No other changes are proposed to the existing building's footprint

NO. 19299 (43RD WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5481

Common Address: 2701 N Halsted St.

Applicant: 2701 Halsted, LLC

Owner: 2701 Halsted, LLC

Attorney: Gary Wigoda

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

Purpose: There will be no change in the number of dwelling units, parking spaces from existing or height of the building; the commercial space will be increased by 1,053 square feet to a total commercial area of 6,592 square feet

NO. 19320 (43RD WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5513

Common Address: 2435 N Halsted St

Applicant: Parson's Lincoln Park LLC

Owner: 2435 Halsted, LLC

Attorney: Joseph Gattuso

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

Purpose: The Applicant proposes to renovate the existing building for use as a restaurant with a bar including seating for patrons.

NO. 19329 (43rd WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5522

Common Address: 538 W Deming Place

Applicant: Chad Schuster

Owner: Chad Schuster

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is proposing to construct a one-story rear addition to the existing three-story single family home. The proposed addition will contain 250 square feet of total building area.

NO. 19314 (36TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5497

Common Address: 3320 N Narragansett Ave

Applicant: David Kadlec

Owner: David Kadlec

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS2 Residential Single-Unit (Detached House) to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

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

NO. 19312 (35TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5495

Common Address: 3615 W Palmer St.

Applicant: Lester Pineda

Owner: Lester Pineda

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 allow an additional dwelling unit (basement) within the existing residential building; total of 3 dwelling units within the existing building; no commercial space; existing 2 car garage will remain; existing 2 story, existing height within 38 feet - no change proposed

NO. 19330 (33rd WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5523

Common Address: 3290 N Elston Ave

Applicant: Leonides Bairaktaris

Owner: Leonides Bairaktaris

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-1.5 Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to locate and establish a general restaurant, within a portion of the first floor, of the existing two-story (non-conforming) mixed-use building, at the subject site. The proposed new restaurant will occupy approximately 1,300 square feet of the existing Floor, with frontage on the corner of Elston Avenue and School Street. Aside from the interior build-out of the existing grade level commercial space, to accommodate for the new proposed restaurant, no other physical changes or additions to the existing two-story building are intended or required. There is no off-street parking available at the subject site. The existing building is and will remain, masonry in construction and measures approximately 35 feet-0 inches in height.

NO. 19334-T1 (32nd WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5527

Common Address: 1737 – 1741 N Western Ave

Applicant: 1741 N Western Ave Acquisitions, LLC

Owner: 1741 N Western Ave Acquisitions, LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B3-2 Community Shopping District to B2-5 Neighborhood Shopping District

Purpose: The Applicant is proposing to develop the subject property with a new five-story residential building. The proposed building will contain thirty-seven (37) dwelling units. Onsite garage parking for seven (1) cars will be provided. Thirty (30) onsite bicycle spaces will be provided. One (1) loading berth will be provided within the proposed building. The proposed building will measure 60 feet in height. The proposed development qualifies as a Transit Oriented Development because it is located within 1,020 linear feet of the Western Ave. Blue Line Station. Please note that all four (4) ARO units will be provided within the proposed building. Further, four (4) of the proposed dwelling units will be handicapped accessible.

NO. 19323-T1(32nd WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5516

Common Address: 1842-58 W Webster Ave; 2200-2242 N Lister Ave

Applicant: 1650 Fullerton LLC

Owner: 1650 Fullerton LLC

Attorney: Rolando Acosta

Change Request: M3-3 Heavy Industry District to C2-5 Motor Vehicle Related District

Purpose: Demolition of the existing building and construction of a four story, 75.00 feet in height, office building with 185 parking spaces and one loading berth. The building will be used for commercial offices, including medical offices.

NO. 19297 (28TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5479

Common Address: 1328-1350 W Taylor St

Applicant: Roosevelt Square Library LLC

Owner: Chicago Housing Authority

Attorney: DLA Piper

Change Request: Residential Business Planned Development No. 896 to Residential Business Planned Development No. 896, as amended

Purpose: The Applicant requests a rezoning of the subject property from Residential-Business Planned Development No. 896 to Residential-Business Planned Development No. 896, as amended to allow the construction of a new 5- / 7-story building containing up to 73 dwelling units, a 16,000 square foot public library on the ground floor, 35 accessory parking spaces, and accessory and incidental uses

NO. 19317 (28TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5510

Common Address: 201-219 S Ashland Ave

Applicant: BCG Enterprises LLC

Owner: The Bishop and Trustees of the Protestant Episcopal Church in the Diocese of Chicago

Attorney: Thomas Coburn

Change Request: RM-5 Multi Unit District to DX-3 Downtown Mixed Use District and then to a Planned Development

Purpose: The applicant seeks a Planned Development at the subject property to permit the establishment of a two-story plus basement performance space, event space, art gallery and artist studios at the subject property.

NO. 19325-T1 (28TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5518

Common Address: 2351-59 W Grand Ave; 463-75 N Western Ave

Applicant: MRR 2351 W Grand Western LLC

Owner: MRR 2351 W Grand Western LLC

Attorney: Rolando Acosta

Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-2
Neighborhood Commercial District

Purpose: One-story, approximately 15.00 feet in height, commercial building;
three-story, approximately 38 feet tall mixed-use building
containing ground floor commercial space and three residential
dwelling units, with three parking spaces and no loading, and
vacant lot

NO. 19335 (28TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5528

Common Address: 2600-2602 W Ogden

Applicant: Errico, LLC

Owner: Errico, LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-1
Neighborhood Commercial District

Purpose: The Applicant is proposing to locate and establish a general
restaurant at the subject property. The general restaurant will
occupy the existing one-story building. The existing building will
remain 14 feet in height. Onsite surface parking for seven (7) cars
will be provided.

NO. 19301-T1 (27TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5483

Common Address: 1521-27 N Sedgwick St.

Applicant: Lincoln Park Community Services

Owner: Pangea Properties

Attorney: Thomas Moore

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

Purpose: Applicant seeks to renovate an existing 5 story commercial building
54 feet 6 inches in height to establish a 48 bed transitional
residence and construct a new 5 story addition 68 feet in height
with 20 efficiency units and no parking. The subject property is
located within 150 linear feet from the CTA Brown Line train station
so we are seeking a waiver to provide no parking and to increase
the floor area ratio to 3.7. We are also seeking a building height
increase and to allow 100% efficiency units

NO. 19311 (27TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5494

Common Address: 1459-61 W Superior St

Applicant: Capricorn Real Estate Group LLC

Owner: Ronald Kiel

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, height 37'-10"

NO. 19321-T1 (27TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5514

Common Address: 914-28 W Fulton Market Street; 301-309 N Sangamon St

Applicant: 916 Fulton LLC

Owner: 916 Fulton LLC

Attorney: Meg George

Change Request: C1-1 Neighborhood Commercial District to DS3 Downtown Service District

Purpose: A new approximately 30,000 square foot two-story building will be constructed on site. The proposed building will have 65 on site bike parking spaces and will offer retail and restaurant uses. The applicant will be seeking a parking reduction to 0 spaces through an administrative adjustment as it is a transit served location

NO. 19306 (19TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5489

Common Address: 1530-32 W 99th St; 9875-85 S Charles St

Applicant: RCM Holdings LLC

Owner: RCM Holdings LLC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-2 Neighborhood Mixed-Use District

Purpose: 2 commercial units on the ground floor front (dental office and a beauty salon) approximately 3,000 square feet of commercial space; existing 8 dwelling units on the ground rear and upper floor - all within the existing mixed-use building; no existing parking; existing height - 2story - no change proposed.

NO. 19304 (15TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5487

Common Address: 5754-56 S Damen Ave

Applicant: Benjamin Martinez

Owner: Benjamin Martinez

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to C2-1 Motor Vehicle Related Commercial District

Purpose: To allow a landscaping contractor's yard, existing 2 story / 21 feet height, mixed-use building to remain, existing parking to remain; approximately 1,000 square feet of commercial use with outdoor storage

NO. 19322 (15TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5515

Common Address: 5115-25 S Oakley Ave, 2210-56 W 51st Pl; 2207 W 51st Pl; 5145-47 S Western Boulevard

Applicant: 1230 N Kostner

Owner: 1230 N Kostner

Attorney: Sylvia Michas

Change Request: M1-1 Limited Manufacturing/ Business Park District, M2-2 Light Industry District, and C1-2 Neighborhood Commercial District to M2-2 Light Industry District; and M2-2 Light Industry District to a Manufacturing Planned Development

Purpose: The existing 1 -story metal building will be razed. The Applicant plans to redevelop the property with a contractor/construction storage yard, which will include a 1 -story building and garage (19'-5" height) which will serve as an office and service area for Applicant's vehicles. The proposed development will also include parking for a minimum of 15 vehicles.

NO. 19326 (14TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5519

Common Address: 3507 W 51st ST

Applicant: Conor Commercial Real Estate LLC

Owner: Grand Trunk Western Railroad Company

Attorney: Chico & Nunes

Change Request: Manufacturing Planned Development No. 545 to Manufacturing Planned Development No. 545, as amended

Purpose: Applicant plans to build a new 1 story, multi-tenant warehouse/distribution facility. The warehouse will be approximately 316,550 square feet and 40 feet high. There will be on-site parking for approximately 197 automobiles and 71 trailers. There will be 53 dock doors and 4 drive in doors

NO. 19313 (12TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5496

Common Address: 2621 W 24th St

Applicant: Cloud Property Management LLC 2621 Series

Owner: Cloud Property Management LLC 2621 Series

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To allow 4 dwelling units within the existing residential building; no commercial space 3 parking spaces; existing 3 story, existing height 38 feet 9 inches - no change proposed.

NO. 19319-T1 (12TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5512

Common Address: 3603-3607 S Archer Ave

Applicant: Pine Group LLC

Owner: Pine Group LLC

Attorney: Rolando Acosta

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

Purpose: The Applicant proposes to demolish the existing structure to develop the property into a new 10 dwelling unit residential building consisting of approximately 11,220 square feet and five automobile parking spaces pursuant to the TOD ordinance. The property is approximately 371 feet from the CTA Orange Line Station entrance. The height of the building will be 46 feet 0 inches.

NO. 19308-T1 (2ND WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5491

Common Address: 1420 W Chestnut St

Applicant: 1420 W Chestnut LLC

Owner: Jesus & Carmen Lucena

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 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; 4 story, height: 44 feet 11 inches

NO. 19316 (2nd WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5509

Common Address: 1512 W Augusta Blvd

Applicant: Hector Hernandez

Owner: Hector Hernandez

Attorney: Daniel Lauer

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-4.5 Multi Unit District

Purpose: The applicant intends to construct a 3-story, three dwelling unit building with a basement and penthouse. There will be three (3) parking spaces at the rear of the property. The footprint of the building shall be approximately 19 feet by 72 feet 2 inches in size. The building height shall be 45feet high, as defined by code

NO. 19305 (1st WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5488

Common Address: 1717 N Humboldt Boulevard

Applicant: 1717 N Humboldt LLC

Owner: Robert Birkmeyer

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 build a new 3 story, 7 dwelling unit residential building; 7 parking spaces; no commercial space; 3 story, height: 38 feet

NO. 19309 (1st WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5492

Common Address: 2423 W Haddon Ave

Applicant: 2423 W Haddon INC

Owner: 2423 W Haddon INC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit 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 38'

NO. 19310-T1 (1st WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5493

Common Address: 1716-18 N California Ave

Applicant: Constancio Santiago

Owner: Constancio Santiago

Attorney: Law Office of Mark Kupiec & Associates

Change Request: C1-1 Neighborhood Commercial District and B2-3 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 37'-10'

NO. 19315 (1st WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5498

Common Address: 1633 N Humboldt Ave

Applicant: Bart Witowski

Owner: Bart Witowski; Slav Witowski and Cecylia Witowski

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 build an addition to the existing residential building and establish 7 dwelling units at the property; 7 parking spaces, no commercial, 3 story - height 38 feet

NO. 19324-T1(1st WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5517

Common Address: 1339-41 N Milwaukee Ave

Applicant: Harold Elgazar

Owner: Harold Elgazar

Attorney: Rolando Acosta

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

Purpose: The existing mixed use building, 30.00 feet in height contains commercial space on the ground floor and two residential dwellings units on the second floor. Currently there is no parking. The Application, if approved, will allow the Applicant to convert the two existing residential dwellings units located on the second floor of the building into four residential dwellings units with no-off street parking

NO. 19327 (1st WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5520

Common Address: 2417 W McLean

Applicant: Bradley Anderson

Owner: Bradley Anderson

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is proposing to develop the subject property with a new three-story building that will contain three (3) dwelling units. The proposed building will be masonry in construction. The proposed building will measure 37 feet 11 inches in height. Onsite parking for three (3) cars will be provided in a detached garage located at the rear of the subject zoning lot.

NO. 19333-T1 (1st WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5526

Common Address: 1964-66 N Milwaukee Ave

Applicant: 1966 N Milwaukee LLC

Owner: 1966 N Milwaukee LLC

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new five-story mixed-use building, at the subject site. The proposed new five-story building will contain commercial/retail space (2,145 square feet approx.) - at grade level, and a total of sixteen (16) dwelling units - above (Floors 2 thru 5). Due to its close proximity to the CTA - Elevated Train ("El") Station, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for three (3) vehicles, located at the rear of the property. The proposed new building will be masonry in construction and measure 54 feet-0 inches in height.