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Meeting Of The Committee on Zoning Landmark & Building Standards

NOVEMBER 29, 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

NO. A-8257 (1st WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT # O2016-7429

Common Address: 1600-02 West Grand Ave

Applicant: Alderman Proco Joe Moreno

Change Request: C1-2 Neighborhood Commercial District to B1-1 Neighborhood Shopping District

NO. A-8250 (2nd WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT # O2016-6592

Common Address: 1019 N Wolcott

Applicant: Alderman Brian Hopkins

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-1.5
Neighborhood Mixed-Use District

NO. A-8260 (2nd WARD) ORDINANCE REFERRED (11-1-16)
DOCUMENT # O2016-8043

Common Address: 1540 W Augusta Blvd

Applicant: Alderman Brian Hopkins

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

NO. A-8251 (8th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT # O2016-6593

Common Address: 9501-9609 S Cottage Grove Ave/ 901-27 E 95th St

Applicant: Alderman Michelle Harris

Change Request: Planned Development No. 751 and M1-2 Limited Manufacturing/ Business Park
District to C1-2 Neighborhood Commercial District

NO. A-8252 (11th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT # O2016-6594

Common Address: 2801-07 S Halsted; 747-753 W 28th Street

Applicant: Alderman Patrick Thompson

Change Request: B1-5 Neighborhood Shopping District to RS3 Residential Single-Unit (Detached
House) District

NO. A-8258 (13th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT # O2016-7427

Common Address: 4615-23 West 63rd Street

Applicant: Alderman Marty Quinn

Change Request: B1-1 Neighborhood Shopping District to RS2 Residential Single-Unit (Detached
House)

NO. A-8253 (15th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT # O2016-6596

Common Address: 1832-1846 W 59th Street

Applicant: Alderman Raymond Lopez

Change Request: M1-1 Limited Manufacturing/ Business Park District to C2-1 Motor Vehicle Related Commercial District

NO. A-8254 (27th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT # O2016-6608

Common Address: 3101-3157 W Lake Street

Applicant: Alderman Walter Burnett

Change Request: RM-5 Multi Unit District, C1-3 Neighborhood Commercial District and M1-3 Limited Manufacturing/Business Park District to C3-1 Commercial, Manufacturing and Employment District

NO. A-8259 (33rd WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT # O2016-7426

Common Address: 3280-3300 N California Ave

Applicant: Alderman Deborah Mell

Change Request: C1-3 Neighborhood Commercial District to RS3 Residential Single-Unit (Detached House) District

NO. A-8255 (40th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT # O2016-6609

Common Address: 1833-1929 W Thome Ave

Applicant: Alderman Patrick J O'Connor

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

NO. A-8256 (44th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT # O2016-6610

Common Address: 924-28 W George St

Applicant: Alderman Thomas Tunney

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

NO. 18979 (1st WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7302

Common Address: 1741 W Ellen St

Applicant: Faizullah and Saba Khan

Owner: Faizullah and Saba Khan

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 Applicants are seeking a zoning change in order to permit the erection of a one-story vertical addition (penthouse) above the 2nd Floor, of the existing two-story single-family residence. Other than the proposed one-story addition, the existing building and the detached two-car garage, will remain unchanged. The proposed one-story vertical addition will be masonry in construction, to match the existing building. The building, with one-story addition, will measure no more than 45 feet-0 inches in height.

NO. 18990-T1 (1st WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7314

Common Address: 1429 W Grand Ave

Applicant: Mainstreet Chicago LLC -1429 W. Grand

Owner: Mainstreet Chicago LLC -1429 W. Grand

Attorney: Daniel Lauer

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

Purpose: To allow for future plans to rehabilitate the existing structure. There will be no changes to the footprint of the existing building which will remain commercial on the first floor and two residential units above on the 2nd and 3rd Floors

NO. 18993 (1st WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7317

Common Address: 2559 W North Ave

Applicant: LUPO II, LLC

Owner: LUPO II, LLC

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: to establish a new dwelling unit on the ground floor at the rear of the existing building (ground floor front to remain as a storefront- approx.. 1,000 SF) for a total of 5 dwelling units within the existing mixed-use: 3 Parking spaces; 3 story, height 45' existing

NO. 19002-T1 (1st WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7336

Common Address: 2731 W Prindiville Street

Applicant: 2731 W Prindiville Street LLC

Owner: 2731 W Prindiville Street LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) 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 three-story residential townhouse building, with an attached garage, at the subject site. The existing two-story building, at the site, will be razed. The new proposed townhouse building will contain a total of six (6) dwelling units. Due to its close proximity to the CTA station, and pursuant to the Transit Oriented Development (TOD) Ordinance, there will be off-street parking, for four (4) vehicles, located in an attached garage. The new proposed building will be masonry in construction and measure 32 feet-0 inches in height.

NO. 18975-T1 (2nd WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7298

Common Address: 1665-67 N Milwaukee

Applicant: LG Development Group LLC

Owner: MRR 1665 N Milwaukee LLC

Attorney: Michael Ezgur

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

Purpose: the applicant proposes to construct a new mixed use residential building consisting of approximately 2334 sq.ft. of ground floor commercial space, 32 residential efficiency units and three automobile parking spaces pursuant to the TOD ordinance, 45 bicycle parking spaces and no loading berth. The height of the building will be 60 feet 6 inches

NO. 18988 (2nd WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7312

Common Address: 1542 W Augusta Blvd

Applicant: Profus Construction Corp

Owner: Profus Construction Corp

Attorney: Dan Lauer

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

Purpose: the applicant intends to construct a 3-story building, consisting of three (3) dwelling units. there will be three (3) parking spaces at the rear of property. The footprint of the building shall be approximately 19 feet by 78 feet 6 inches in size, and the building height shall be 40 feet 10 inches. This application to rezone solely for the purposes of correcting the erroneous dimensions on the survey and to correct the mistake on the ordinance.

NO. 19008 (2nd WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7342

Common Address: 100-10 W Huron St. 700-710 N Clark St.

Applicant: AP 100 W Huron Property LLC

Owner: AP 100 W Huron Property LLC

Attorney: Paul Shadle and Mariah DiGrino

Change Request: Business Planned Development No. 1333 to Business Planned Development No. 1333, as amended

Purpose: The Applicant requests a rezoning of the subject property from Business Planned Development Number 1333 ("PD 1333") to Business Planned Development Number 1333, as amended to allow for the development of a 17-story hotel containing a maximum of 200 hotel rooms, a restaurant, commercial and accessory/incidental uses. The amendment relates to Subarea A within PD 1333. and is required in order to use the Neighborhood Opportunity Bonus for Subarea A

NO. 19009 (2nd WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7343

Common Address: 400 E 33rd Street; 3201-3263 S Dr. Martin Luther King Jr. Drive (See application for full list of addresses)

Applicant: Lake Meadows Associates, an Illinois Limited Partnership

Owner: Lake Meadows Phase II Limited Partnership

Attorney: Andrew Scott

Change Request: Residential Business Planned Development No. 1169 to Residential Business Planned Development No. 1169, as amended

Purpose: The applicant proposes to amend the planned development to permit interim uses in areas of the planned development where a final subarea plan has not been approved. In addition, applicant seeks approval of a 18-space. Accessory parking lot to serve prospective tenants of the Lake Meadows Apartments

NO. 18998-T1 (11th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7323

Common Address: 3243-47 S Green St

Applicant: 32nd & Green LLC

Owner: 32nd & Green LLC

Attorney: Paul Kolpak

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

Purpose: to construct two townhouses with a two car garage per townhouse, no commercial space; building height 28 feet for both buildings

NO. 19005 (11th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7339

Common Address: 3300-3302 S Halsted; 801-811 W 33rd St.
Applicant: Sorelle Properties LLC
Owner: Sorelle Properties LLC
Attorney: Mara Georges and Richard Toth, Daley and Georges
Change Request: B1-2 Neighborhood Shopping District to C1-3 Neighborhood Commercial District
Purpose: An existing one story building. No dwelling units. Currently 9 parking spaces. Approx. 5,212 sq.ft. commercial space. Approximate 20' in height

NO. 18973 (18th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7296

Common Address: 8181 S Cicero
Applicant: Century Properties LLC
Owner: Century Properties LLC
Attorney: Gary Wigoda
Change Request: B1-2 Neighborhood Shopping District to C2-2 Motor Vehicle related Commercial District
Purpose: No change to existing use and addition of new use as indicated above. There will be no dwelling units, the height of the existing one story building will not be changed; the building contains 31,000 sq.ft. of space and will not change and the site contains approximately in excess of 100 parking spaces

NO. 18984 (24th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7308

Common Address: 1701-1849 S Washtenaw
Applicant: The Lagunitas Brewing Company
Owner: West Industrial Properties LLC
Attorney: Law Office of Samuel VP Banks
Change Request: PMD No. 7 Sub Area A to M2-3 Light Industry District and then to an Industrial Commercial Planned Development
Purpose: The Applicant is seeking to establish an Industrial-Commercial Planned Development in order to expand its zoning lot to 11.44 acres, expand its brewery operation with a new bottling line and cold storage facility, increase the height of the existing building, and also to establish new uses, including but not limited to an expansion of the restaurant and taproom (with no gross floor area limitation), an industrial private event venue, an indoor special events venue, and small and medium venues. The height of the building with the addition will be 75 ft. 8 inches. Onsite surface parking for 168 cars will remain

NO. 18985 (24th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7309

Common Address: 819-1009 S Kostner Ave; 4303-4365 W 5th Ave; 802-1004 S Kildare Ave

Applicant: CP Westside LLC

Owner: City of Chicago

Attorney: William JP Banks of Schain, Burney, Banks, Kenny & Schwartz

Change Request: M2-2 Light Industry District to Industrial Planned Development

Purpose: to allow for an industrial development containing 2 industrial for an approximate total of 176,000 sq.ft. with 207 parking spaces. The building height will be 38 feet

NO. 18986 (24th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7310

Common Address: 1027-1171 S Kostner Ave; 1012-1156 S Kildare Ave; 4300-4358 W Roosevelt Road

Applicant: CP Westside LLC

Owner: City of Chicago

Attorney: William JP Banks of Schain, Burney, Banks, Kenny & Schwartz

Change Request: Planned Development 941 to C3-1 Commercial, Manufacturing and Employment District and then to a Industrial Commercial Planned Development

Purpose: Subarea A will contain industrial buildings for an approximate total of 143,750 sq.ft. with parking. Subarea B will contain commercial/ retail buildings for an approximate total of 60,580 sq.ft. with parking. The building height will not exceed 38 feet

NO. 18991 (26th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7315

Common Address: 3247 W Crystal Ave

Applicant: Jill Turkoglu

Owner: Jill Turkoglu

Attorney: Daniel G Lauer

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

Purpose: To legalize the existing 4 unit building

NO. 18982 (27th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7306

Common Address: 833-855 W Madison St, 832-854 W Monroe St, 1-39 S Peoria St and
2-40 S Green St

Applicant: 845 West Madison Partners LLC

Owner: 845 West Madison Partners LLC

Attorney: Carol Stubblefield, Neal and Leroy, LLC

Change Request: DX-5 Downtown Mixed-Use District and DS-3 Downtown Service District to DX-5
Downtown Mixed-Use District and then to a Planned Development

Purpose: Mixed Use project containing two residential and retail buildings. The project will
include an overall max 6.0 FAR and approximately 586 residential dwelling units,
293 parking spaces and a max building height of 180'6" feet

NO. 18981-T1 (28th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7304

Common Address: 1424 W Fillmore

Applicant: 1424 W Fillmore, LLC

Owner: 1424 W Fillmore, LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B3-2 Community Shopping District and RT4 Residential Two-Flat, Townhouse and
Multi-Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is proposing to develop the subject property with a new three-
story building that will contain six (6) dwelling units. The proposed residential
building will be masonry construction. The proposed building will be 34 feet 4
inches in height. Onsite parking for six (6) cars will be located at the rear of the
lot.

NO. 18997 (29th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7321

Common Address: 7107-7109 W Belmont Ave

Applicant: Belmont Professional LLC

Owner: Belmont Professional LLC

Attorney: Pericles Abbasi

Change Request: B3-1 Community Shopping District and RS2 Residential Single-Unit (Detached
House) to B2-1 Neighborhood Mixed-Use District

Purpose: After the rezoning, the property will continue to have 5 commercial units In
approximately 7,800 square feet of commercial space. With the rezoning, it will
also have one approximately 1,000 square foot first-floor dwelling unit. No
changes will be made to the one-story structure. The property will continue to
have 28 parking spaces.

NO. 18992 (30th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7316

Common Address: 3708 West Cornelia
Applicant: 3708 Cornelia Company
Owner: 3708 Cornelia Company
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 36'7"

NO. 19007 (30th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7341

Common Address: 3927-63 W Belmont Ave
Applicant: Shoemaker Office Investments LLC
Owner: Shoemaker Office Investments LLC
Attorney: Bernard Citron
Change Request: Residential Business Planned Development No. 982 to Residential Business Planned Development No. 982, as amended
Purpose: An existing, 6-story, mixed-use development with 184 dwelling units, and not more than 15,000 square feet of retail and commercial uses as permitted in the B3-3 District (except that pawn shops, tattoo parlors, day labor companies and adult uses shall not be permitted) in Subarea A. The existing development has 315 parking spaces and a maximum height of 81 feet

NO. 18995 (31st WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7319

Common Address: 5134 W Henderson Street
Applicant: Martin and Maricruz Flores
Owner: Martin and Maricruz Flores
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: To establish an additional dwelling unit (in the basement) within the existing residential building, for a total of 3 dwelling units; existing 2 car garage to remain. No commercial space; 3 story existing height, no change proposed (within max of 35')

NO. 18999 (31st WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7324

Common Address: 5236-5240 W Fullerton Ave

Applicant: Victor Mizhquiri

Owner: Victor Mizhquiri

Attorney: Pericles Abbasi

Change Request: B1-2 Neighborhood Shopping District to C1-3 Neighborhood Commercial District

Purpose: the property will be leased to a tenant who will apply for a tavern liquor license. The property will continue to have approximately 6000 sq.ft. of first floor commercial space. No changes will be made to the existing 2 story structure, which has 3 second floor residential dwelling units. The property has no off street parking

NO. 18980 (34th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7303

Common Address: 901 W 129th Place

Applicant: Joseph Caldwell Jr

Owner: Joseph Caldwell Jr

Attorney: Law Office of Samuel VP Banks

Change Request: RS2 Residential Single-Unit (Detached House) to B2-1 Neighborhood Mixed-Use District

Purpose: to permit a building addition between the two existing structures on the zoning lot. The resulting single building configuration will contain two dwelling units

NO. 19000 (34th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7325

Common Address: 11911 S Halsted

Applicant: Malek Al Massad

Owner: Malek Al Massad

Attorney: Tamara A Walker

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

Purpose: One story brick building with retail store and hand car wash

NO. 19001 (34th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7326

Common Address: 7953 S Dr. Martin Luther King Dr
Applicant: City South MLK Investors LLC
Owner: City South MLK Investors LLC
Attorney: Tamara A Walker
Change Request: B3-2 Community Shopping District to B2-2 Neighborhood Mixed-Use District
Purpose: In order to allow for the establishment of residential use below the second floor in an existing 3 story brick 11,600 sq.ft. building. There will be 5 on site parking spaces for this use. The height of the building is 35 ft. There will be no addition to the building

NO. 18994 (35th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7318

Common Address: 2255 N Kimball Ave; 3335 W Belden Ave
Applicant: TWOPOINTO DEVELOPMENT LLC 2255 N KIMBALL AVE
Owner: TWOPOINTO DEVELOPMENT LLC 2255 N KIMBALL AVE
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 build a new 3 story 3 dwelling unit residential building; 3 parking spaces; no commercial spaces

NO. 19003 (38th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7337

Common Address: 5533-5557 W Irving Park Road
Applicant: DK Acquisitions
Owner: 5555 W Irving Park LLC
Attorney: Katriina McGuire
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-1 Community Shopping District
Purpose: Approximately 6,500 sq.ft. single story, multi-tenant retail/ commercial strip center building with approximately 24 parking spaces and an approx.. 2,200 sq.ft. single story restaurant/ coffee shop with drive through and approximately 16 parking spaces

NO. 18996-T1 (39th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7320

Common Address: 4211-13 N Elston
Applicant: 4211 N Elston Ave LLC
Owner: 4211 N Elston Ave LLC
Attorney: Paul Kolpak
Change Request: C1-1 Neighborhood Commercial District to C1-2 Neighborhood Commercial District
Purpose: The applicant intends to use portions of the existing foundation, demolish the existing exterior walls and construct a four-story building with 2,908 sqft of commercial space on the 1st floor and 6 dwelling units on 3 additional floors. There will be 6 off street parking spaces behind the building. Building height: 49' 10

NO. 19004 (39th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7338

Common Address: 6000-6052 N Cicero Ave; 4800-4822 W Peterson Ave
Applicant: 6000 N Cicero Ave Chicago IL, LLC
Owner: See Application for list of Owners
Attorney: Mara Georges and Richard Toth, Daley and Georges
Change Request: Residential Business Planned Development No. 906 to Residential Business Planned Development No. 906, as amended
Purpose: No changes to existing structures. The planned development is building amended to accommodate an expanded parking lot in lieu of a previously approved building on the northern portion of the lot

NO. 18977 (43rd WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7300

Common Address: 1939-1943 N Lincoln
Applicant: Lincoln II LLC
Owner: Lincoln II LLC
Attorney: Thompson Coburn c/o Katriina McGuire
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District
Purpose: Existing six story, 57 unit, 61.09 foot tall residential dwelling building to allow for approx. 750 sq.ft. of commercial residential support service uses on the first floor. There is no onsite parking at the property

NO. 19006 (43rd WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7340

Common Address: 613-629 W Diversey Parkway; 2739-2747 N Clark St

Applicant: Acadia Clark-Diversey LLC

Owner: Acadia Clark-Diversey LLC

Attorney: Mara Georges and Amy Degnan, Daley and Georges

Change Request: B1-2 Neighborhood Shopping District to C2-2 Motor Vehicle related Commercial District

Purpose: An approx. 30,000 sq.ft. building for retail uses. Approx 36' height building. No dwelling units. No parking spaces

NO. 18974 (44th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7297

Common Address: 3256 N Southport Ave

Applicant: Southport Holdings LLC

Owner: Southport Holdings LLC

Attorney: Michael Ezgur

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

Purpose: The applicant proposes to complete an interior remodeling of the building, converting a former retail space into a residential dwelling unit, constructing a third floor addition, and adding one automobile parking space, for a total of three residential dwelling units, three parking spaces, and no loading berth. The height of the building will be 35 feet

NO. 18976-T1 (44th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7299

Common Address: 3226-3228 N Clark St

Applicant: 2144 Potomac Partners LLC; Clarkview LLC; TKG 3228 Clark LLC

Owner: 2144 Potomac Partners LLC; Clarkview LLC; TKG 3228 Clark LLC

Attorney: Thomas Moore

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

Purpose: In order to construct a 7 story Transit Oriented Development, with a total of 24 residential dwelling units on floors 2 through 7 and 2536 square feet of commercial space on the first floor The height of the building will be 74 feet - 4 ¼ inches. There will be 3 outdoor parking spaces and 3 indoor parking spaces and 18 bicycle parking spaces. 100 % of the required ARO units will be provided on-site. There will be a 10 feet x 25 feet x 14 feet loading dock.

NO. 18983-T1 (45th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7307

Common Address: 5338-60 W Argyle Street

Applicant: Edward Paliatka

Owner: Edward Paliatka

Attorney: Gordon & Pikarski

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

Purpose: the property will be used as 48 residential dwelling units in two buildings each having 24 units with no commercial. The improvements will provide 48 parking spaces 24 in each building and reach a height of 37 feet as defined in the Ordinance. Each 24 unit 24 parking spaces building will be on a zoning lot

NO. 18978-T1 (47th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7301

Common Address: 4646 N Damen

Applicant: 4646 Damen LLC

Owner: George Figueroa and Marianne Perry

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) 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 site. The Applicant intends to raze the existing structures, at the property. The new proposed building will contain one (1) commercial/retail space (1,830 square feet) - at grade level and nine (9) dwelling units - above (Floors 2 thru 4). Due to its close proximity to the local CTA Station, and pursuant to the Transit Oriented Development (TOD) Ordinance, there will be surface parking for four (4) vehicles, at the rear of the property. The new proposed building will be masonry in construction, with glass accents, and measure 44 feet-4 inches in height.

NO. 18987-T1 (47th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7311

Common Address: 4053 N Leavitt Street; 2157-59 W Belle Plaine Ave

Applicant: GPA 4053, LLC

Owner: GPA 4053, LLC

Attorney: Thomas Moore

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5.5 Multi Unit District

Purpose: The applicant owns a 48'x120' lot with a 6 unit non-conforming building. The applicant seeks to change the zoning to make the existing 6 unit building conforming to allow the division of the lot and make 2 lots with the existing 6 dwelling unit building to remain at 4053 N Leavitt Street/2159 W Belle Plaine Avenue and build a new 2 story single family home at 2157 W Belle Plaine Avenue will be 30 feet in height. The existing 3 story building height approximately 37 feet no changes with 2 existing parking spaces.

NO. 19010 (47th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7344

Common Address: 2159 W Addison Street

Applicant: 2159 W Addison LLC

Owner: 2159 W Addison, LLC

Attorney: Thomas Moore

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

Purpose: Applicant seeks to change the zoning to a conforming zoning to allow the expansion of an existing tavern by adding a beer garden in the back yard, the existing apartment to remain and the height of the building is 28 feet. There are no parking spaces.

NO. 18989 (49th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-7313

Common Address: 1930 W Chase Ave/ 7305 N Rogers Ave

Applicant: 420 Capitol Management LLC

Owner: 420 Capitol Management LLC

Attorney: Thomas Moore

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

Purpose: To allow for licensing of a Medical Cannabis Dispensary in an existing building the height of 14 feet with 5 parking spaces. If approved will seek a Special Use through the Zoning Board of Appeals