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MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

TUESDAY, JUNE 25, 2019, AT 10:00 AM
COUNCIL CHAMBERS, 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 Amended Agenda
Appear in Numerical Order
According to Ward

NO.A-8477 (11th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT NO. O2019-3110

Common Address 4601-39 S Halsted St.

Applicant Alderman Patrick Thompson

Change Request C3-2 Commercial, Manufacturing and Employment District to B3-2
Community Shopping District

NO.A-8459 (26th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT NO. O2018-9456

Common Address 1300 N Maplewood Ave

Applicant Alderman Roberto Maldonado

Change Request RS3 Single Unit (Detached House) District to RS1 Residential Single Unit
(Detached House) District

NO.A-8460 (26th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT NO. O2018-9454

Common Address 831 N Mozart Ave

Applicant Alderman Roberto Maldonado

Change Request RS3 Single Unit (Detached House) District to RS1 Residential Single Unit
(Detached House) District

NO.A-8461 (26th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT NO. O2018-9495

Common Address 3444-3448 W North Ave

Applicant Alderman Roberto Maldonado

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

NO.A-8462 (26th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT NO. O2018-9448

Common Address 1738 N Spaulding Ave

Applicant Alderman Roberto Maldonado

Change Request RS3 Single Unit (Detached House) District to RS1 Residential Single Unit
(Detached House) District

NO.A-8463 (26th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT NO. O2018-9449

Common Address 1749 N Spaulding Ave

Applicant Alderman Roberto Maldonado

Change Request RS3 Single Unit (Detached House) District to RS1 Residential Single Unit
(Detached House) District

NO. A-8478 (48th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT NO. O2019-3112

Common Address: 6106 N Kenmore
Applicant: Alderman Harry Osterman
Change Request: RM5 Residential Multi Unit District to RS3 Single Unit (Detached House) District

NO. 19997 (1st WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2663

Common Address: 1836 N Albany
Applicant: Michael Bergeson
Owner: Michael Bergeson
Attorney: Thomas Raines
Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: Three dwelling units with 3 parking spaces in a new 3 car detached garage. New three story building, 38 feet in height, approximately 4,830 sq.ft. with a basement, three front balconies and a rooftop deck with a rooftop stairway enclosure

NO. 20004 (1st WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2668

Common Address: 1300 N Milwaukee Ave
Applicant: 1300 N Milwaukee LLC
Owner: 1300 N Milwaukee LLC
Attorney: Thomas Raines
Change Request: B1-3 Neighborhood Shopping District to C1-3 Neighborhood Commercial District
Purpose: Tavern with an accessory eating establishment in the ground floor commercial space; approx. 2,500 sq.ft. and zero on-site parking spaces. The existing 4 residential dwelling units are to remain unchanged

NO. 20008-T1 (1st WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2685

Common Address: 1115 N Hermitage Ave

Applicant: Wellie Partners LLC

Owner: Wellie Partners LLC

Attorney: Law Offices 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 rehabilitation and expansion of the existing four-story mixed-use (commercial-residential) building, at the subject site. The existing building presently contains one (1) commercial unit - at grade-level, and three (3) dwelling units - above (2nd thru 4th Floors). The rehabilitation proposal calls for the conversion of the existing grade-level commercial unit into a single dwelling unit. The proposal also calls for the erection of a three-story vertical addition, above the existing one-story attached garage, which addition will contain a total of three (3) dwelling units - for the establishment of a total of seven (7) dwelling units at the subject site. There is and will remain onsite (garage) parking for four (4) vehicles. The subject property is located within 1,320 linear feet of the entrance to the Division Blue Line (CTA) Station - therefore, the Applicant is seeking a reduction in the required off-street parking - from seven spaces to four spaces (45%), pursuant to the Transit Oriented Development (TOD) Ordinance. The existing building, with proposed addition, will be masonry in construction and measure 47 feet-inches in height.

NO. 20011 (1st WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2729

Common Address: 2612 W Cortland St

Applicant: Strbich Investment Properties LLC

Owner: Jure Strbich Trust

Attorney: Paul Kolpak

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

Purpose: To construct a new 3 story, 3 dwelling units masonry building with basement and new 3 car garage. The heights of the building will be 38 feet. There will be 3 parking spaces. No commercial space

NO. 20005-T1 (2nd WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2674

Common Address: 1514 N Elk Grove Ave

Applicant: Jeffery Wooledge

Owner: Jeffery Wooledge

Attorney: Thomas Moore

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

Purpose: The applicant seeks to correct the non-conforming Lot Area per Unit condition at the subject property. The current zoning does not provide sufficient density to support the existing 4 dwelling units. The proposed use of the property after rezoning will remain the same: a 2¹/₄-story, 4 dwelling unit residence, 37'8" in height, with an existing 2-car detached garage with alley access in the rear yard. There is no planned commercial space and the existing 2-car garage will remain as is.

NO. 20006-T1 (2nd WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2681

Common Address: 1600-1640 N Clybourn Ave, 1700-1712 N Clybourn Ave, 922-926 W Concord Pl and 842-920 W North Ave

Applicant: North and Clybourn LLC

Owner: North and Clybourn LLC

Attorney: Graham Grady

Change Request: M1-2 Limited Manufacturing District and B1-2 Neighborhood Shopping District to C2-2 Motor Vehicle Related District

Purpose: The applicant proposes to subdivide the existing retail space in the building located at 1626-40 N. Clybourn into three uses. The building is approximately 9,457 sf in area. The proposal is to subdivide the building into a 4,195 sf retail space, a 2,700 sf restaurant and a 2,200 sf restaurant. The site contains 176 off-street parking spaces. The heights of the three existing buildings are 24 ft. for the building located at 900 W. North Ave. (a/k/a 1626-40 N. Clybourn), 24 ft. for the building located at 908 W. North Ave, and 60 ft. for the building located at 850 W. North Ave.

NO. 20021-T1 (2nd WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-3170

Common Address: 1445 N Ashland Ave

Applicant: 1445 N Ashland LLC

Owner: 1445 N Ashland LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-2 Community 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 new proposed building will contain commercial/retail space (1,200 square feet approx.) - at grade level, and twelve (12) dwelling units - above (four units on each the 2nd through 4th Floors). The proposal also calls for the establishment of private roof decks, above the 4th Floor, which will be for the exclusive use of the residents of the proposed new building. The subject property is located within 1,320 linear feet of the Ashland Avenue CTA bus line corridor, and -therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, the new building will have onsite parking for a total of ten (10) vehicles, located within the interior of the Floor, with an entrance off of the Public Alley miming along the west end of the site. The new building will be masonry in construction and measure 44 feet-4 inches in height.

NO. 20023-T1 (2nd WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-3274

Common Address: 1358 W Webster Ave

Applicant: 1358 W. Webster LLC

Owner: 1358 W. Webster LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

Purpose: The Applicant is seeking a Zoning Change to permit the construction of a new four-story, mixed-use building, with one (1) retail unit at grade and three (3) dwelling units above. The retail/commercial unit will contain a total of 947.0 square feet. Onsite garage parking for five (5) vehicles will be provided, at the subject site. The building will be 45 feet-1.5 inches in height.

NO. 19992 (10th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2655

Common Address: 2900 E 106th Street

Applicant: FW Realty LLC
Owner: George Beemsterboer, Inc.
Attorney: Ed Kus
Change Request: Planned Manufacturing District No. 6 to a Waterway Planned Development
Purpose: To establish a Class IVA metal recycling facility. There will be approximately 50 parking spaces for employees. There is an accessory office building of approximately 12,500 SF. The height of the proposed building is approximately 55'.

NO. 20017-T1 (11th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2856

Common Address: 4223-45 S Halsted St; 750-752 W 43rd St

Applicant: Kasper Development LLC 4223
Owner: Kasper Development LLC 4223
Attorney: Paul Kolpak
Change Request: RS1 Residential Single Unit (Detached House) District and B2-3 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District
Purpose: To construct 19 new 3 story townhomes in 4 buildings. The heights of each building will be 30 feet and 8.5 inches. There will be 19 parking spaces. No commercial space

NO. 20014 (12th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2789

Common Address: 2139 and 2159 W Pershing Road

Applicant: Code RE Partners, Inc. a Utah Corporation
Owner: CC 2139 Pershing LLC and CC 2159 Pershing LLC
Attorney: Steve Friedland, Applegate & Thorne-Thomsen
Change Request: M2-3 Light Industry District to B2-3 Neighborhood Mixed-Use District and B2-3 Neighborhood Mixed-Use District to a Planned Development
Purpose: The subject property is improved with two 6-story buildings. The planned development will permit the property to be developed with a total of 125 dwelling units in the 2159 W. Pershing building and 39 dwelling units with commercial/office space in the 2139 W. Pershing building. There will be a total of 100 parking spaces for 2139 W. Pershing and 45 parking spaces for 2159 W. Pershing. Building height will not change

NO. 20003 (25th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2667

Common Address: 1746 W 21st St

Applicant: Magda Anaya

Owner: Magda Anaya

Attorney: Rolando Acosta

Change Request: B3-2 Community Shopping District to C1-2 Neighborhood Commercial District

Purpose: The subject property is currently improved with a two story mixed-use commercial and residential building and two parking spaces. The building currently contains 1,416 square feet of ground commercial space and one residential dwelling unit on the second floor. The Applicant seeks to rezone the property to establish a Limited Manufacturing, Production and Industrial Service use on the ground floor. The Applicant proposes to prepare food on the ground floor of the building for sale at wholesale to local retailers. There will be no change to the existing residential portion of the building. The existing two parking spaces will remain.

NO. 20013-T1 (26th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2756

Common Address: 1315 N Rockwell St

Applicant: Luis Arzate

Owner: Luis Arzate

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 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 mixed-use building, with five (5) dwelling units and one (1) retail unit to a residential building with six (6) dwelling units and zero (0) retail units. The FAR, height, and footprint of the existing building will remain without change. No onsite parking will be provided, as only one (1) dwelling unit is being added to a building that is more than 50 years old.

NO. 20022-T1 (26th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-3219

Common Address: 842 N Fairfield Ave

Applicant: L&MC Investments LLC

Owner: L&MC Investments LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RM5 Residential Multi Unit District

Purpose: The Applicant is seeking to establish a third dwelling unit within the existing principle (front) building at the subject property. The rear coach house that contains two (2) dwelling unit will remain without change. The height and footprint of the existing buildings will remain without change. No onsite parking is or will be provided, as only one (1) dwelling unit is being added to a building that is more than 50 years old.

NO. 20007-T1 (27th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2684

Common Address: 121-25 S Peoria St/ 122-28 S Green St

Applicant: ZS Dev Peoria Green LLC

Owner: ZS Dev Peoria Green LLC

Attorney: Michael Ezgur

Change Request: DS-3 Downtown Service District to DX-5 Downtown Mixed Use District

Purpose: The subject property measures 16,427.5 square feet and is improved with a surface parking lot. The Applicant proposes to rezone the property to construct a new six-story residential building with 25 residential dwelling units and twenty-five automobile parking spaces. The proposed height of the building is 79 feet.

NO. 20010 (27th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2728

Common Address: 1033-1057 W Fulton Market; 225-233 N Aberdeen Street; 224-232 N Carpenter St.

Applicant: Silver Queen LLC

Owner: 232 Carpenter LLC

Attorney: Meg George

Change Request: C1-1 Neighborhood Commercial District, and C3-5 Commercial, Manufacturing and Employment District to DX-5 Downtown Mixed Use District and then to a Business Planned Development

Purpose: Proposed new construction for a 6 story office building and 12 story hotel with first floor retail in both. There will be no dwelling units in either building. Location is in a TSL and has 15 parking spaces. In total, there will be 21,900 sf of retail space, 46,373 of office space, and 135,676 sf of hotel space. Height will be approx. 147'

NO. 20019-T1 (27th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-3055

Common Address: 341-47 N Kedzie Ave; 3148-58 W Carroll Ave

Applicant: Corry Williams

Owner: Cory Williams

Attorney: Rolando Acosta

Change Request: B1-2 Neighborhood Shopping District and M1-2 Limited Manufacturing District to B1-2 Neighborhood Shopping District

Purpose: The subject property comprises of four lots of record and is improved with a one-story Artist Work or sales space and a two car garage, the Applicant seeks to rezone the property to modify the existing Type 1. The modification to the Type 1 will allow for a one-story (13 ft. 1 in. in height) 600 sq. ft. addition to the current art gallery. The existing two car garage will remain and there will be no addition in parking.

NO. 20015 (30th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2826

Common Address: 3334 N Ridgeway Ave

Applicant: Rosalia Brito and Guadalupe Brito

Owner: Rosalia Brito and Guadalupe Brito

Attorney: Law Office of Mark J Kupiec

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

Purpose: To allow a dwelling unit within the basement area of the existing residential building, for a total of 3 dwelling units at the subject property; no commercial space; existing 2 story residential building; existing height- no change proposed; existing 2 car garage to remain

NO. 20009-T1 (31st WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2692

Common Address: 3944 W Wrightwood Ave

Applicant: Hector Rodriguez

Owner: Hector Rodriguez

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District and M1-1 Limited Manufacturing/ Business Park District to RM4.5 Residential Multi-Unit District

Purpose: The applicants are seeking a zoning change to permit the conversion of the existing residential buildings from 3 dwelling units to 4 dwelling units. No changes are proposed to the height, FAR, or setbacks of the building. Onsite garage parking for 2 cars is provided in the attached garage at the rear of the subject site

NO. 19998 (32nd WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2656

Common Address: 2501-03 N Talman Ave

Applicant: Logan Talman LLC

Owner: Logan Talman LLC and BNA Holdings

Attorney: Schain Banks Law

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

Purpose: To return the zoning to its original designation as requested by alderman and community once the permits were pulled to build the new single family home at 2501 N Talman, 2503 Talman is existing residential building which contains 4 residential dwelling units with single family residence at the rear of the property

NO. 20002 (32nd WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2666

Common Address: 1949-47 N Hoyne Ave

Applicant: Laura Blasingame

Owner: Laura Blasingame

Attorney: Gordon & Pirkarski

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

Purpose: 1949 will continue to be used as a bar on the ground floor with 3 residential units above. 1947 will continue to be used as 2 residential units with an outdoor patio for the bar at 1949 at the rear. The bar will maintain its existing approx. 1,934 sqft patio will be approx. 1,217 feet. The buildings will maintain their existing heights. No parking will be provided

NO. 19999-T1 (33rd WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2657

Common Address: 3332 W Irving Park Road

Applicant: 3332 Irving Park Rd LLC

Owner: 3332 Irving Park Rd LLC

Attorney: Paul Kolpak

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

Purpose: To construct a new 4 story 3 dwelling unit building. The building will consist of approximately 980 sq.ft. of the commercial space on the 1st floor, and will have no basement. The heights of the building will be 50 feet 0 inches. There will be 4 parking spaces.

NO. 19993 (35th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2659

Common Address: 2602-2638 N Emmett

Applicant: Bickerdike Redevelopment Corporation, an Illinois not-for profit corporation

Owner: City of Chicago

Attorney: Steven Friedland

Change Request: B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District and then to a Planned Development

Purpose: To permit the applicant to develop a mixed-use building with 100 dwelling units and approx. 4,585 sf of commercial space. A minimum of 20 parking spaces will be provided. Maximum building height will not exceed 80 feet

NO. 19994 (36th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2660

Common Address: 3631-57 N Central Ave; 5547-57 W Waveland Ave

Applicant: Portage Park Capitol LLC
Owner: Portage Park Capitol LLC
Attorney: DLA Piper
Change Request: RS2 Single-Unit (Detached House) District to C3-5 Commercial, Manufacturing and Employment District and then to a Business Planned Development
Purpose: To permit the construction of a 4 story commercial building containing an overall FAR of 3.34, 15 parking spaces and accessory and incidental uses

NO. 20000 (36th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2658

Common Address: 1914-16 N Cicero Ave

Applicant: Car City Auto Group
Owner: Lou Coconate
Attorney: Paul Kolpak
Change Request: RS3 Single Unit (Detached House) District to C2-1 Motor Vehicle Related Commercial District
Purpose: To establish outdoor auto sales shop with approx. 864 sq.ft. of office space. There will be 5 parking spaces. No changes to the exterior or interior of the property will be made

NO. 20018 (36th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-3015

Common Address: 6313 W Melrose St

Applicant: Mary Ann Quintana
Owner: Mary Ann Quintana
Attorney: Oscar Antonio Gonzalez
Change Request: RS2 Single-Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District
Purpose: the property will remain residential with a total number of 3 dwelling units. There is currently a 2 car garage that will remain unchanged; no commercial space; no exterior changes to the existing 2 story building

NO. 20001 (39th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2665

Common Address: 6253 N Milwaukee Ave

Applicant: Michael Fabian
Owner: Michael Fabian
Attorney: Gordon & Pirkarski
Change Request: B3-1 Community Shopping District to C2-2 Motor Vehicle Related District
Purpose: The applicant will maintain the existing building and use it for HVAC supplies and storage. No dwelling units are proposed. The building will maintain its existing parking, height and 1,344 sqft of commercial space

NO. 19995 (44th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2661

Common Address: 1225-35 W School St; 1240 W Melrose St

Applicant: US Investments-Residential LLC
Owner: Craftsman Tinning and Plating Corporation and CWT Properties LLC
Attorney: Paul Kolpak
Change Request: M1-2 Limited Manufacturing District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District, and then to a Residential Planned Development
Purpose: To construct 4 townhouse buildings containing a total of 28 townhouse dwelling units. The heights of the buildings will be 38 feet. There will be 28 parking spaces and no commercial space

NO. 20020-T1 (44th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-3119

Common Address: 3131-3141 N Sheffield

Applicant: Fletcher Lofts LLC
Owner: Fletcher Lofts LLC
Attorney: Jack Parrino
Change Request: B2-5 Neighborhood Mixed-Use District to B2-5 Neighborhood Mixed Use District
Purpose: Applicant seeks to convert approximately 5,400 square feet of ground floor commercial space into 6 residential units for a total of 86 residential units in an existing residential building. The existing building is 67 feet and 7 inches tall and has 35 on site parking spaces, and 5 of site parking spaces (previously approved by a special use) for a total of 40 parking spaces. The property is a Transit Served Location and seeks a reduction in its required parking by more than 50 percent by this Type-1 rezoning application.

NO. 20024 (44th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-3406

Common Address: 3111-3119 N Broadway

Applicant: 3115 Properties LLC

Owner: 3115 Properties LLC

Attorney: Meg George

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

Purpose: Propose to renovate existing building into retail and residential space. Building is approximately 101,384 SF and 82' 9" (zoning: 94' 9" total) in height. There will be 72 dwelling units, 60 parking spaces (50% reduction due to transit served - - 40 residential use only; 20 public use). 72 bicycle spaces. There will be approximately 6,598 SF of retail space.

NO. 20016 (45th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2842

Common Address: 4030 N Milwaukee Ave

Applicant: Black Heart Tattoo LLC and Hector Urbano-Hernandez

Owner: Kemal Sabovic

Attorney: Gregory Eidukas

Change Request: B1-3 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

Purpose: 1st floor approximately 2,075 sq.ft. to be used as a tattoo studio after zoning amendment, 2nd floor consists of two residential units, no parking spaces. No changes to the exterior of the building

NO. 20012-T1 (47th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2738

Common Address: 4729 N Winchester Ave

Applicant: Tullamore Development LLC

Owner: Tullamore Development LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RM5 Residential Multi Unit District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story (with basement) multi-unit residential building, at the subject property. The existing two-story building and detached garage will be razed. The new proposed building will contain a total of eight (8) dwelling units, between the basement and 4th Floor. There will be off-street parking for seven (7) vehicles, located in and between three detached garages - at the rear of the lot, as well as interior parking for two (2) vehicles, located within the basement of the proposed new building - for a total of nine (9) onsite parking spaces. The new proposed building will be masonry in construction and will measure 47 feet-0 inches in height.

NO. 19996 (49th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2662

Common Address: 1506 W Jarvis Ave

Applicant: Flangelato LLC

Owner: JG1 LLC

Attorney: Jeff Sperling

Change Request: B3-3 Community Shopping District to C1-3 Neighborhood Commercial District

Purpose: To allow the application for an on-premise consumption liquor license (tavern) in addition to the existing packaged goods liquor license. The 2-story at 1500-06 W. Jarvis has 3 first floor commercial spaces; coffee shop 1500 sq. ft., Tavern 1550 sq.ft., wine store 1100 sq.ft., 4 dwelling units on the second floor, building height 27', no parking. 3-story building at 7404-12 N. Greenview has no commercial, 18 dwelling units, height 46' and no parking.

NO. 20025-T1 (49th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-3423

Common Address: 7000-14 N Glenwood

Applicant: AGE Glenwood LLC

Owner: AGE Glenwood LLC

Attorney: Katriina McGuire c/o Thompson Coburn LLP

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

Purpose: Applicant proposes to establish a 70 foot tall (to underside of top floor, not including stair/elevator penthouse). six-story building with 3,800 square feet of commercial space on the ground floor and sixty residential units on the upper floors The building will have 31 automobile parking spaces and 60 bicycle parking spaces. It is a Transit Served Location, approximately 350 feet from the nearest "el" station