

SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF JULY 22, 2015
TO BE REPORTED OUT JULY 29, 2015

RECEIVED
#3

2015 JUL 28 PM 12: 41

OFFICE OF THE
CITY CLERK

NO. MA-194 (Mayoral Application) ORDINANCE REFERRED (6/7/15)
DOCUMENT # O2015-4653

Amendment of Chapter 2-120 by adding new Article XV establishing the Pullman National Monument Advisory Commission

NO. MA-195 (Mayoral Application) ORDINANCE REFERRED (6/17/15)
DOCUMENT # A2015-46

Appointment of Judy Frydland as Commissioner of Buildings

NO. A-8139 (28th WARD) ORDINANCE REFERRED (6/17/15)
DOCUMENT # O2014-4722

PASS AS AMENDED

Common Address: 330 North Kedzie Ave
Applicant: Alderman Jason Ervin
Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-1 Community Shopping District

NO. 18395 T1 (1st WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4601

PASS AS AMENDED

Common Address: 1542 West Fry Street
Applicant: KMS Development Inc.
Owner: Roberto Martinez
Attorney: Law Office of Mark J. Kupiec
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 3 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; 3 story, height 37'-10"

NO. 18396 (1st WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4602

Common Address: 1220-26 West Ohio Street
Applicant: Raffi Killian
Owner: Raffo Killian and Elvira Ortiz Revocable Trust
Attorney: Law Office of Mark J. Kupiec & Assoc.
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: To divide the subject property into 3 zoning lots: 1220 West Ohio will be 24' x 128.5' and the existing 3 DU residential building will remain with existing 2 parking spaces; 1222 West Ohio will be 25' x 128.5' and will be developed with a new 4-story 3 DU residential with 3 parking spaces; 1224-26 will be 47'x 128.5' and will be developed with a new 4-story, 6 DU residential building (the existing building at 1224 West Ohio will be demolished); no commercial space proposed; height of each building: 45'

NO. 18406 (1st WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4626

Common Address: 1256 North Wood Street
Applicant: Faizullah and Saba Khan
Owner: Faizullah and Saba Khan
Attorney: Law Offices of Samuel V.P. 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 amendment in order to permit the erection of a new three-story rear addition, with one-story attached garage addition, at the existing three-story single-family residence. The new garage addition will be masonry in construction will accommodate parking for two (2) vehicles. The proposed three-story addition will be masonry in construction, to match the existing building, and measure 32'-7" in height. The new garage addition will be masonry in construction and measure 14'- 1 in height.

NO. 18408 (1st WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4628

Common Address: 2612 West Fullerton
Applicant: Eirpol, LLC
Owner: 2612 W. Fullerton, LLC
Attorney: Daniel G. Lauer
Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District
Purpose: The applicant will demolish the existing two story building and intends to construct a 3 story, three (3) dwelling unit building, with three (3) parking space. The footprint of the building shall be approximately 20 feet by 76 feet in size. The building shall be 38 feet high, as defined by city code

NO.18290-T1 (1st WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1354

PASS AS VOLUNTARY TYPE 1

Common Address: 1465 West Erie Street
Applicant: EZMB LLC
Owner: EZMB LLC
Attorney: Daniel Lauer
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: Three story building with roof access, consisting of three residential units. There will be three garage parking spaces available. The footprint of the building shall be approximately 20 feet by 78 ft 7 3/8 in and have a height of 37 ft 10 in

NO. 18342-T1 (1st WARD) ORDINANCE REFERRED (4-15-15)
DOCUMENT # O2015-2594

PASS AS VOLUNTARY TYPE 1

Common Address: 1551 North Milwaukee Ave
Applicant: Jin Cho Wang and Xi Ding Zhu
Owner: Jin Cho Wang and Xi Ding Zhu
Attorney: Law Office of Mark Kupiec & Associates
Change Request: PASS AS REVISED * Community Shopping District to PASS AS REVISED * Community Shopping District
Purpose: to demolish the existing building and build a new 4 story mixed use building with commercial on the ground floor and 3 dwelling units on the upper floors; 3 parking spaces Height' 50'

NO. 18364 (1st WARD) ORDINANCE REFERRED (5-6-15)
DOCUMENT # O2015-3689

Common Address: 543 N Wood

Applicant: Robert Oliver and Taylor Oliver

Owner: Robert Oliver and Taylor Oliver

Attorney: Law Office of Samuel VP Banks

Change Request: PASS AS REVISED * Residential Single-Unit (Detached House) District to PASS AS REVISED * Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant is seeking a zoning amendment in order to permit a new single family home at the subject property. A two (2) car attached garage will be located behind the new home. The garage will be accessed via the public alley running behind the subject property. The new home will be frame construction with panel and siding accents. The building will measure 33 ft. in height.

NO. 18391 (2nd WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4597

Common Address: 2125 West Division Street

Applicant: Heisler Hospitality Group, LLC

Owner: Maria Kafka Revocable Living Trust

Attorney: Gary Wigoda, Wigoda & Wigoda

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

Purpose: There will be no change to the existing building. The intent of the change is to allow for the existing ground floor retail space to be used for an upscale neighborhood lounge.

NO. 18400 (3rd WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4620

Common Address: 326-330 West 47th Street

Applicant: Morcom Development Company

Owner: Morcom Development Company

Attorney: Carl McCormick, C/O the Stuttley Group

Change Request: C1-2 Neighborhood Commercial District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C2-1 Motor Vehicle Related Commercial District

Purpose: The property, including the existing 72' x 100' one story building, will be used for metal fence and gate fabricating, contractor's office, storage and 2 accessory parking spaces. The building is approximately 15' in height and there are no dwelling units.

NO.18295-T1 (12th WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1359

PASS AS TYPE 1 PLANS AMENDED

Common Address: 2235-39 West 35th Place

Applicant: 2235-39 West 35th Place (Beata Skorusa)

Owner: 2235-39 West 35th Place (Beata Skorusa)

Attorney: Law Office of Mark Kupiec & Associates

Change Request: M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To build a second story addition to the existing building and to establish a day care center (ground floor and partial second floor) and one dwelling unit second floor): 2-car garage and 8 parking spaces: approximately 15,133 square feet of commercial space: 2-story, height 25'-00

NO.18200 (12TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8786

Common Address: 2959 West 40th Street
Applicant: Renato Hernandez
Owner: Renato Hernandez and Jeanine Asef
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RS3 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District
Purpose: To add a Packaged Goods Liquor License as an accessory use to the existing grocery store located on the ground floor of the existing 2-story mixed-use building (existing dwelling unit on the 2nd floor to remain); no existing parking: approximately 4,900 square feet of existing retail space: existing height (2- story). no change proposed

NO.18327(12TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1391

PASS AS AMENDED

Common Address: 3791 S Archer Ave
Applicant: Noel Torres
Owner: Lian Chao Yu
Attorney: Timothy Rowells
Change Request: RS3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District
Purpose: Use of the first floor as a resale shop and a rental of 2 residential units on the second floor

NO. 18352 (12TH WARD) ORDINANCE REFERRED (4-15-15)
DOCUMENT # O2015-2620

PASS AS AMENDED

Common Address: 3600-3636 South Western Ave
Applicant: 3600 Western Group LLC
Owner: 3600 Western Group LLC
Attorney: Amy Kurson, Reyes Kurson Ltd.
Change Request: Residential Planned Development No. 990 to B3-3 Community Shopping District and B3-3 Community Shopping District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: Ten single family homes with detached garages (accommodating 2 cars per dwelling unit) facing 36th Street. Future development to be driven by market demands.

NO. 18376 (14TH WARD) ORDINANCE REFERRED (5-6-15)
DOCUMENT # O2015-3701

PASS AS REVISED

Common Address: 4910-4960 S Kedzie commonly known as 4938 S Kedzie;
Applicant: 49th & Kedzie LLC (See Application for list of LLC Members)
Owner: 49th & Kedzie LLC (See Application for list of LLC Members)
Attorney: Mara Georges, Daley & Georges
Change Request: PD 411 to PD 411, as amended
Purpose: A one story, multi-store commercial building (existing/not changing)
Approximately 86,000 sf of commercial space (existing/not changing). The building height is approximately 24 feet (existing/not changing)
The property has 279 parking spaces (existing/not changing)

NO. 18401 (20th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #Q2015-4621

PASS AS AMENDED

Common Address: 6110-6136 South LaSalle Street and 6101-03 South Wentworth Ave.

Applicant: Chicago Title Land Trust as Trustee under Trust #110043

Owner: Chicago Title Land Trust as Trustee under Trust #110043

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: C1-2 Neighborhood Commercial District and M1-2 Limited Manufacturing/ Business Park District to M2-2 Light Industry District

Purpose: To establish a contractor/construction storage yard; required parking to be provided; approximately 56,416 SF commercial areas.

NO. 18412 (25th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4632

Common Address: 901-905 West 18th Street

Applicant: Msquared Properties

Owner: Msquared Properties

Attorney: Michael Ezgur

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

Purpose: Demolition of existing structures and construction of three new, three story buildings each with a height of 47 feet; each building will contain one commercial first floor space consisting of approximately 1,000 sqft and two residential dwelling units on the upper floors, with two parking spaces for each building

NO. 18339 T1 (27th WARD) ORDINANCE REFERRED (4-15-15)
DOCUMENT # O2015-2591

TYPE 1 PLANS AMENDED

Common Address: 513 N May

Applicant: Keeper Property Holdings (See Application for list of LLC Members)

Owner: Keeper Property Holdings (See Application for list of LLC Members)

Attorney: Law Office of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park 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 four-story (with basement) all residential building, with detached garage, at the subject property. The existing two-story frame building will be razed and the existing detached garage will be restored and re-used to match the new proposed primary building. The proposed new building will contain three (3) dwelling (duplex) units, between the basement and 4th floors. There will be garage parking for three (3) vehicles located at the rear of the lot. The new building will be masonry in construction, with glass and metal accents, and will measure 44'-6" in height.

NO. 18368-T1 (27th WARD) ORDINANCE REFERRED (5-6-15)
DOCUMENT # O2015-3693

TYPE 1 PLANS AMENDED

Common Address: 1154 W Ohio St

Applicant: 1154 Ohio LLC (See Application for list of LLC Members)

Owner: Edmond and Ruth Fernandez

Attorney: Law Office of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park 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 (with basement) all residential building, with detached garages, at the subject property. The existing one-story frame building and detached garage will be razed. The proposed new building will contain three (5) dwelling units, between the basement and 4th floors. There will be onsite parking for five (5) vehicles, located at the rear of the lot. The new building will be masonry in construction, with glass and metal accents, and will measure 46'-3" in height

NO.18275 (27th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-59

PASS AS REVISED

Common Address: 848-856 West Randolph Street; 151-163 N Peoria St.

Applicant: 854 West Randolph LLC (Mark Hunt)

Owner: 854 West Randolph LLC (Mark Hunt)

Attorney: Rolando Acosta

Change Request: C1-1 Neighborhood Commercial District and C1-3 Neighborhood Commercial District to C1-5 Neighborhood Commercial District and then to a Planned Development

Purpose: Development of a 7 story plus penthouse building with a 93 key hotel and approximately 10,000 sq. ft. restaurant and one loading berth, no on-site parking.

NO. 18370-T1 (27th WARD) ORDINANCE REFERRED (5-6-15)
DOCUMENT # O2015-3695

PASS AS TYPE 1 PLANS AMENDED

Common Address: 462 North May Street

Applicant: Keeper Properties LLC (See Application for list of LLC Members)

Owner: Keeper Properties LLC (See Application for list of LLC Members)

Attorney: Law Office of Samuel VP Banks

Change Request: M2-2 Light Industry 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 (with basement) all residential building, with detached garage, at the subject property. The existing two-story frame building will be razed. The proposed new building will contain three (3) dwelling units, between the basement and 4th floors. There will be (outdoor) parking for three (3) vehicles located at the rear of the lot. The new building will be masonry in construction With glass and metal accents, and will measure 46'-4" in height.

NO. 18397 (27th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4617

PASS AS AMENDED

Common Address: 1453, 1455 and 1457 N. Wieland Street

Applicant: Wathiq and Nidhal Hindo

Owner: Wathiq and Nidhal Hindo

Attorney: Thomas R. Raines Attorney at Law, LLC

Change Request: RM-5 Multi Unit District to RM5.5 Multi Unit District

Purpose: The proposed use of the property is a four story, 51'6" high multi-unit residential building with 9 units. The fourth floor will be a full floor unit with a private roof top deck and swimming pool. There will be 15 on-site, enclosed parking spaces provided for the residents with seven parking spaces on the first floor and eight spaces below ground, there will be no commercial use at the property.

NO. 18399 T1 (27th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4619

Common Address: 453-457 N Aberdeen Street

Applicant: VCP Funding III, LLC Series VCP 1057 Grand

Owner: VCP Funding III LLC Series VCP 1057 Grand

Attorney: Thomas S. Moore

Change Request: RM-5 Multi Unit District to RM-5 Multi Unit District

Purpose: To change the current RM5 zoning to RM5 Type 1 as Amended for a proposed 4 story, 8 residential dwelling unit building and to increase the floor area ratio, increase the building area and, the rear setback and to reduce the front setback for the proposed building. The south side and north side setback remain as proposed, no change. The height of the building will be 46' – 0", no change. There will be 8 outdoor parking spaces, no change

NO. 18418-T1 (29th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4638

PASS AS TYPE 1 PLANS AMENDED

Common Address: 2931-57 North Harlem Ave

Applicant: 2931-57 North Harlem LLC

Owner: 2931-57 North Harlem LLC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: B2-5 Neighborhood Shopping District to B2-5 Neighborhood Shopping District, as amended

Purpose: To demolish the existing building and build 6 new 4 story residential buildings, each with 8 Dwelling Units for a total of 48 dwelling units; 48 parking spaces; no commercial space; height 41'5"

NO. 18414 (31st WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4634

Common Address: 4931-4951 West Diversey Ave

Applicant: 4931 West Diversey Ave, LLC and 495 West Diversey Ave, LLC

Owner: 4931 West Diversey Ave, LLC and 495 West Diversey Ave, LLC

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

Change Request: B1-1 Neighborhood Shopping District and C3-1 Commercial, Manufacturing and Employment District to C3-1 Commercial, Manufacturing and Employment District

Purpose: The applicant proposes to expand meat processing business. Currently applicant has a business in the building located at 4951 W Diversey. The expansion will include a parking lot and a building at 4931 W Diversey The business will then have a an address of 4931-51 West Diversey

NO.18258 (32nd WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-41

Common Address: 2449 M Campbell Ave

Applicant: Kistopher Wolmer

Owner: Kistopher Wolmer

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 seeks a zoning change to permit the addition of an enclosed rear porch and an attic dormer in an existing 2 dwelling unit building. The zoning change is needed because the additions will increase the building's square footage beyond the square footage permitted in the current zoning district. The 2 dwelling units will remain and there is no commercial space proposed. There are 2 existing garage parking spaces that will remain and the height of the existing building will remain unchanged

NO. 18394 (33rd WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4600

Common Address: 3224 North Elston Avenue

Applicant: 3224 N. Elston, LLC

Owner: 3224 N. Elston, LLC

Attorney: Law Offices of Samuel V.P. Banks

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

Purpose: The Applicant is seeking a zoning amendment in order to permit the location and establishment of a new three-story (with basement), all residential building, with detached garage. The proposed new building will contain a total of six (6) dwelling units. Parking for six (6) vehicles will be provided in a detached garage, at the rear of the property. The proposed building will be masonry in construction and measure 37' – 5" in height.

NO. 18407 (33rd WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4627

Common Address: 2833 North Kedzie

Applicant: Eirpol, LLC

Owner: Santa Gonzalez

Attorney: Daniel G. Lauer

Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District

Purpose: The applicant will demolish the existing building and intends to construct a 3 story, three (3) dwelling unit building, with three (3) parking space. The footprint of the building shall be approximately 20 feet by 76 feet in size. The building shall be 38 feet high, as defined by city code.

NO. 18411 (33rd WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4631

Common Address: 3833 North Whipple Street

Applicant: Jeff T Minor

Owner: Jeff T Minor

Attorney: Michael Ezgur

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

Purpose: Interior remodeling to add an addition residential unit for a total of three residential units and 2 parking spaces

NO. 18403 (34th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4623

Common Address: 645 W. 119th Street

Applicant: Jackie Johnson

Owner: Jackie Johnson

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning amendment in order to permit the establishment of a general restaurant that will serve food with onsite incidental consumption of alcohol at the subject property. The property is improved with a two-story brick building containing 2,600 sq. ft. of gross floor area. The existing building is 24' – 1" in height. The proposed addition will be 25'-2" in height. The resulting building will contain no dwelling units and no other uses. Onsite parking for four (4) cars will be provided.

NO. 18419 (36th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4639

Common Address: 2200 N Melvina Ave
Applicant: Jorge and Raquel Carvajal
Owner: Jorge and Raquel Carvajal
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 second story addition to the existing single family house; 2 parking spaces; 2 story Height 28" .

NO. 18358 (41st WARD) ORDINANCE REFERRED (5-6-15)
DOCUMENT # O2015-3684

Common Address: 5524, 5526, 5528, and 5530 N Neva
Applicant: O'Hare Holdings LLC (See Application for list of LLC Members)
Owner: O'Hare Holdings LLC (See Application for list of LLC Members)
Attorney: Alan Stefaniak
Change Request: RS2 Residential Single-Unit (Detached House) to B1-1 Neighborhood Shopping District
Purpose: 46 parking spaces

NO.18121 (43rd WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5808

Common Address: 2518- 52 N. Lincoln Ave. / 922-38 W. Altgeld St. PASS AS REVISED
Applicant: Baker Development Corporation
Owner: See Application for list of Owners
Attorney: Rolando Acosta
Change Request: B3-3 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development
Purpose: Development of a twelve story mixed use up building, consisting of approximately 16000sq.ft. of retail/commercial space ,225 residential dwelling units, 186 parking spaces and 2 loading berths and retention of existing story theater building containing approximately 7000sq.ft.with 400 seats and no parking or loading.

NO.18230 (44TH WARD) ORDINANCE REFERRED (11-19-14)
DOCUMENT #02014-9402

Common Address: 3401-3409 N Southport Ave PASS AS REVISED
Applicant: 3401-09 N Southport LLC (See Application for list of LLC Members)
Owner: 3401-09 N Southport LLC; NKASS Company LLC & Ultima Properties
Attorney: Katiina McGuire
Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District and then to a Residential Business Planned Development
Purpose: The applicant proposes to construct a 4 story mixed use building, with retail space located on the 1st floor. 33 dwelling units and 6 parking spaces

NO. 18375 (45th WARD) ORDINANCE REFERRED (5-6-15)
DOCUMENT # O2015-3700

Common Address: 5433 N Milwaukee Ave

Applicant: Herband, Inc (See Application for list of LLC Members)

Owner: Kolasa Real Estate Investment, Inc.

Attorney: Paul Kolpak

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-1 Community Shopping District

Purpose: The elevations of the existing building will not change, the current building is zoned for residential use. In the event that the zoning change is approved the property will be used for retail sale of vitamins, minerals, and cosmetics

NO. 18393 (47th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4599

Common Address: 4619-23 N Western Avenue

Applicant: Spyners Pub Inc.

Owner: Spyners Pub Inc.

Attorney: Thomas S. Moore

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

Purpose: Expand existing tavern into the two vacant store fronts immediately South. The 4 residential dwelling units above and the seven parking spaces in the rear will remain as existing. The height 4623 N Western will remain at 29' – 9" as existing and the height of 4621 and 4619 N Western will remain at 27' – 5" as existing.

NO. 18409 (47th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4629

Common Address: 3355-61 N. Lincoln Avenue

Applicant: STRS L3 ACQ3, LLC

Owner: STRS L3 ACQ3, LLC

Attorney: Meg George, Neal and Leroy, LLC

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

Purpose: The applicant proposes to rezone the property in order to allow a proposed restaurant with liquor sales.

LARGE SIGNS OVER 100 FEET IN DIAMETER, 24 FEET ABOVE GRADE

Business ID Signs (Direct Intros)

| <u>Doc#</u> | <u>Ward</u> | <u>Location</u> | <u>Permit Issued To</u> |
|-------------|-------------|-------------------------|-------------------------|
| TBD | 45 | 5136 W Irving Park Road | HM Witt & Co. |
| TBD | 40 | 1807 W Devon | Lincoln Services |